

High Leicestershire Neighbourhood Plan

Summary of representations submitted by Harborough District Council to the independent examiner pursuant to Regulation 17 of Part 5 of The Neighbourhood Planning (General) Regulations 2012

	Name	Policy /Page	Full Representation
1	National Highways The Cube 199 Wharfside Street Birmingham B1 1RN		<p>The High Leicestershire Neighbourhood Plan – Reviewed Submission Consultation Regulation 15</p> <p>National Highways welcomes the opportunity to comment on the reviewed submission draft of the High Leicestershire Neighbourhood Plan which covers the period from 2022 to 2031. We note that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications.</p> <p>National Highways (formally Highways England) has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In responding to development plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of plans and development management considerations. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.</p> <p>In relation to the High Leicestershire Neighbourhood Plan, our principal interest is in safeguarding the operation of the SRN, the nearest routes of which are the M1, the A46 and the A1, located approximately 21 km west, 14km northwest and 26km east of the plan area respectively. The scope and scale of proposed development identified in the current Harborough Local Plan (accounted for within the</p>

		<p>High Leicestershire Neighbourhood Plan), is modest and shall not have any significant impact on the operation of the SRN. 2</p> <p>Considering the limited level of growth proposed across the Neighbourhood Development Plan area, as well as that already delivered within the Local Plan period, we do not expect that there will be any significant impacts on the operation of the SRN. We therefore have no further comments to provide and trust the above is useful in the progression of the High Leicestershire Neighbourhood Plan.</p>
2	<p>Anglian Water Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU</p>	<p>Thank you for consulting Anglian Water on the draft High Leicestershire neighbourhood plan. Anglian Water is the statutory sewerage undertaker within parts of the designated area. Severn Trent Water cover the remainder parts for water supply and sewerage service.</p> <p>Anglian Water is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012, and we support neighbourhood plans and their role in delivering environmental and social prosperity in the region.</p> <p>Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.</p> <p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p> <p>Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure</p>

		<p>Policies HL5, HL6; HL14</p> <p>Policies HL13 and HL6(f)</p>	<p>(anglianwater.co.uk). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.</p> <p>Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the requested amendments.</p> <p>We hope that the information provided is helpful to the future iteration of the plan and wish you every success in taking this forward to the next stage. Please let me know if you require any clarification on these points.</p> <p>Water efficiency measures Anglian Water is pleased to note that water efficiency is referenced within the neighbourhood plan under policies Policy HL5: Design; Policy HL6: Climate Change (criterion a and b) and Policy HL14: Water Management (criterion c). Whilst Anglian Water is only the statutory sewerage undertaker for part the neighbourhood plan area, measures to improve water efficiency standards and include opportunities for water reuse and recycling (rainwater harvesting and greywater recycling) also reduces the volume of wastewater needed to be treated by our water recycling centres.</p> <p>It is suggested that a cross reference is included to relevant policies of the Harborough Local Plan e.g. Policy H5 Housing density, mix and standards and CC1 Mitigating climate change which sets out in further detail those standards for water efficiency to be applied for new developments.</p> <p>Anglian Water supports these policies of prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p>
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		<p>Paras. 6.42</p>	

	<p>and 6.43</p> <p>Policy HL16</p> <p>HL17</p>	<p>improvements to include a phosphorus removal scheme under the Water Industry National Environment Programme (WINEP) obligations by 2030. Anglian Water respectfully requests these paragraphs are amended accordingly.</p> <p>The policy designates several areas of Local Green Spaces (LGS) within the neighbourhood plan area.</p> <p>Anglian Water does have assets forming part of our water recycling network (e.g., rising mains and sewers) located in or in the vicinity of sites 4 and 5 at Tilton on the Hill. Whilst we do not consider that any operational works or enhancements to our assets should be prevented, it would be helpful if the neighbourhood plan clarified that this relates to national policy on the Green Belt as set out in para. 107 of the NPPF (2023) "Policies for managing development within a Local Green Space should be consistent with those for Green Belts.". This would provide the policy basis for decision-making if any future development is proposed on these sites.</p> <p>For information, maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure are available at: www.utilities.digdat.co.uk</p> <p>This site is allocated for 25 dwellings. Criterion I requires adequate surface water and foul water drainage strategies to be prepared in consultation with the relevant infrastructure bodies. The supporting text of Local Plan Policy CC4 at para. 10.7.5 does state that development proposals should demonstrate that adequate foul water treatment and disposal already exists or can be provided in time to serve the development.</p> <p>There are current capacity issues at the Tilton STW which is the nearest water recycling centre (WRC) to this site.</p> <p>Anglian Water has identified it requiring further investment to undertake improvements and to provide additional headroom capacity to accommodate future growth. Details of the scheme for Tilton are set out in the Drainage and Waste Water Plan (DMWP) Final plan (anglianwater.co.uk).</p> <p>These improvements will be dependent on confirmation of funding, through the final determination of our proposals for WRC investment by the industry regulator OFWAT, which is due to be announced in mid-</p>
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			<p>December 2024. The scheme of works would be planned to be completed by the end of the next AMP period referred to as AMP8, which lasts 5 years in duration i.e. from 2025 to 2030.</p> <p>The neighbourhood plan will, therefore, need to take account of the realistic delivery rate that can be expected of this housing site in order to be aligned with this planned capacity investment. We recommend a specific clause within Policy HL17 should be included to state that development proposals will be required to demonstrate that there is capacity in the network and at the STW to accommodate the proposed growth.</p> <p>Anglian Water encourages developers to engage in early discussions with our pre-development team Developing (anglianwater.co.uk) so that connections or any upgrades to our network are addressed when planning applications are submitted to the local planning authority. It is requested this statement is included in the supporting text for Policy HL17.</p> <p>The EA's 'Catchment Data Explorer' (link below) shows the overall status of the main water body (Eye Brook) as 'Poor' and the reasons and source for this. Although that is identified as being due 'Macrophytes and Phytobenthos Combined', rather than Phosphorus. I should be grateful if you could please forward this information on to the NP group. Thank you.</p> <p>https://environment.data.gov.uk/catchment-planning/WaterBody/GB105031050550</p>
3	Resident Tilton on the Hill	<p>HL8</p> <p>HL9</p>	<p>HL8: Protecting the landscape There is no way that the proposed develop can confirm to this policy under all its sub- headings. Item a) which requires conservation of the local landscape, item b) retention of features of landscape importance, and item c) safeguarding views and vistas including sky lines. The proposed 25 houses would have an extremely adverse impact on the landscape, completely obscuring one of the finest views in Leicestershire as seen from the direction of the village. HDC's own Heritage Trail pamphlet refers to this view as 'simply superb'</p> <p>HL9 Tranquillity This policy refers to conservation of the visual and aural environment and to impacts of lighting on quality of the night sky.</p>

		9.32 page 63	<p>Clearly the proposed 25 houses would be unable to conserve the environment in the manner required by this policy as the volume of traffic entering and leaving the site would alone violate visual and aural requirements. In addition, such large development would entail a road network with associated lighting.</p> <p>Although, traffic hazards will no doubt be the subject for later consideration, the proposed access on the B604 would be an extremely dangerous junction. It would be essentially unseen until the last moment by traffic exiting the village to the North on account of a blind bend. Even though the speed limit is 30 mph at his point, few motorists adhere to this, as evidenced by it being a preferred location for a police speed-registering vehicle.</p> <p>The suggestion of extending the 30 mph from its present location to include the proposed entrance would do nothing to ameliorate the situation for traffic heading in this direction.</p> <p>Finally the proposal to build all 25 houses in one site is at odds with the result of a questionnaire completed by villagers in 2018 which resulted in a preference for the requirement to be met by development on several smaller scale sites and by infills. It would seem that the choice of site out of 19 other possibilities was influenced by the willingness of the land owner to sell the field rather than by environmental considerations</p>
4	Resident Tilton on the Hill LE7 9LJ		<p>Our objections to building on land off Marefield Lane and adjoining B6047., Tilton on the hill, LE7 9LJ</p> <p>4.28 No schools, children driven to school, taken by taxi, taken by coach. Shop being sold, Rose and Crown only open a few days a week, St.Peter's Church very few people.</p> <p>5.8 Houses to be built with legal target to reduce green house gas. More houses, more transport more greenhouse gas.</p> <p>6.2 Building houses on proposed site will impact on the Parish's countryside and beauty.</p> <p>Policy HL8 Protecting important views and vistas.. Was informed in 2014 that there would be no development on the site for 90 years.</p> <p>Policy HL 13 Trees and hedgerows on B6047 are of significant value. Refuge for dwindling wildlife, home for the resident Owl. Home for the buzzards, and others.</p> <p>6.40 The proposed site on Marefield Lane is subject to surface flooding. Marefield Lane has two flood pipes in the</p>

		<p>garden and one in the adjoining field. Marefield Lane has flood grill outside back door, as kitchen has been flooded several times. Climate change will only make matters worse.</p> <p>Policy HL15 Non designated heritage sites. Mill House Melton road.</p> <p>9.4 B6047, The volume of traffic along this road is relentless. Cars, tractors lorries and motorbikes. Everyday you hear at least 1 police car some days two or three. Many accidents are not reported, so the rate is even higher.</p> <p>9.5 The by pass was constructed in the 1960s</p> <p>9.6 Traffic flow is far from moderate. 30 m.p.h speed limit is exceeded especially past the T. Junction. Footpaths on Marefield are used by residents to park cars, leaving pedestrians to walk on the road.</p> <p>9.7 Many accidents have not been recorded.</p> <p>9.25 NCHA built in 2013/14 6 affordable houses at Marefield Lane, so a small amount of houses can be built.</p> <p>9.29 Many many residents were not aware of this meeting, myself included.</p> <p>9.31 This proposed development would have a detrimental impact of what the High Leicestershire Neighbourhood plan wishes to achieve. Safeguard the character and beauty of the countryside. Not more scars upon the land.</p> <p>9.32 The access onto the B6047 was denied for the building of the affordable homes as being too dangerous, it had to go out onto Marefield Lane. Ten years later there is substantially more traffic, therefore even more dangerous.</p> <p>Policy HL 17 Allotments, build houses with gardens instead of concrete and decking. More cars, more Co2 emmissions.</p>
5	Shouler and Son County Chambers Kings Road Melton Mowbray	<p>Thank you for the email regarding the neighbourhood plan at Tilton on the Hill.</p> <p>I wish to confirm that my client, Mr xx, supports the Draft Neighbourhood Plan and that the site is available, deliverable, and suitable for development in accordance with the proposed policy.</p>

	On behalf of Landowner		
6	Swift Local Network: Swifts and Planning Group 56 Myddleton Avenue London	<p>Policy HL12 (a)</p> <p>Policy HL12 (a)</p> <p>Policy HL12 (a)</p> <p>Policy HL12 (a)</p> <p>Policy HL12</p>	<p>The expectation for "The integration of features such as bat boxes, bird boxes and hedgehog highways;" is welcome but the location of this requirement is significantly misleading because these "species features" do NOT contribute to measurable net gain for biodiversity according to the national DEFRA/ government methodology. Therefore this requirement should be separate and apply to all developments, e.g. an additional paragraph stating: "New development, including developments exempt from the national mandatory biodiversity net gain requirement, will be expected to provide species features such as bat boxes, bird boxes and hedgehog highways."</p> <p>For reference, the Government's response in March 2023 to the 2022 Biodiversity Net Gain consultation stated that: "We plan to keep species features, like bat and bird boxes, outside the scope of the biodiversity metric... [and] allow local planning authorities to consider what conditions in relation to those features may be appropriate" (page 27, https://consult.defra.gov.uk/defra-net-gain-consultation-team/technicalconsultation_biodiversitymetric/).</p> <p>The expectation for "The integration of features such as... bird boxes..." is welcome, but we request that "bird boxes" is changed to "swift bricks" to conform with the wording of the NPPG 2019 Natural Environment paragraph 023 which states: "...incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs...", because swift bricks are a universal nest brick for small bird species, and are a much better option than external nest boxes as they are permanent, zero maintenance, have better thermal regulation with future climate change in mind, and are aesthetically integrated with the design of the development.</p> <p>For reference with regard to swift bricks being a universal nest brick for small bird species, for example the NHBC Foundation report: Biodiversity in New Housing Developments (April 2021) states: "Provision of integral nest sites for swifts is through hollow chambers fitted into the fabric of a building while in construction [i.e. swift bricks]. Although targeting swifts they will also be used by house sparrows, tits and starlings so are considered a 'universal brick'" (section 8.1 Nest sites for birds, page 42). https://www.nhbc.co.uk/foundation/biodiversity-in-new-housing-developments</p> <p>Existing nest sites for building-dependent species such as swifts and house martins should be protected, as these endangered red-listed species which are present but declining in High Leicestershire return annually to traditional nest sites. Mitigation should be provided if these nest sites cannot be protected.</p>

			This is because nesting sites in buildings are excluded from the national mandatory biodiversity net gain methodology so need their own clear policy.
7	Policy, Economy & Community, Chief Executive's Department, Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RA		<p>High Leicestershire Neighbourhood Plan Comments Requested – 25 August 2024</p> <p>Leicestershire County Council is supportive of the Neighbourhood plan process and welcome being included in this consultation.</p> <p>Highways General Comments</p> <p>The County Council recognises that residents may have concerns about traffic conditions in their local area, which they feel may be exacerbated by increased traffic due to population, economic and development growth.</p> <p>Like very many local authorities, the County Council's budgets are under severe pressure. It must therefore prioritise where it focuses its reducing resources and increasingly limited funds. In practice, this means that the County Highway Authority (CHA), in general, prioritises its resources on measures that deliver the greatest benefit to Leicestershire's residents, businesses and road users in terms of road safety, network management and maintenance. Given this, it is likely that highway measures associated with any new development would need to be fully funded from third party funding, such as via Section 278 or 106 (S106) developer contributions. I should emphasise that the CHA is generally no longer in a position to accept any financial risk relating to/make good any possible shortfall in developer funding.</p> <p>To be eligible for S106 contributions proposals must fulfil various legal criteria. Measures must also directly mitigate the impact of the development e.g. they should ensure that the development does not make the existing highway conditions any worse if considered to have a severe residual impact. They cannot unfortunately be sought to address existing problems.</p> <p>Where potential S106 measures would require future maintenance, which would be paid for from the County Council's funds, the measures would also need to be assessed against the County Council's other priorities and as such may not be maintained by the County Council or will require maintenance funding to be provided as a commuted sum.</p> <p>In regard to public transport, securing S106 contributions for public transport services will normally focus on larger developments, where there is a more realistic prospect of services being commercially viable once the contributions have stopped ie they would be able to operate without being supported from public funding.</p> <p>The current financial climate means that the CHA has extremely limited funding available to undertake minor highway improvements. Where there may be the prospect of third-party funding to deliver a scheme, the County Council will still normally expect the scheme to comply with prevailing relevant national and local policies and guidance, both in terms of its justification and its design; the Council will also expect future maintenance costs to be covered by the third-party funding.</p>

Where any measures are proposed that would affect speed limits, on-street parking restrictions or other Traffic Regulation Orders (be that to address existing problems or in connection with a development proposal), their implementation would be subject to available resources, the availability of full funding and the satisfactory completion of all necessary Statutory Procedures

Flood Risk Management

The County Council are fully aware of flooding that has occurred within Leicestershire and its impact on residential properties resulting in concerns relating to new developments. LCC in our role as the Lead Local Flood Authority (LLFA) undertake investigations into flooding, review consent applications to undertake works on ordinary watercourses and carry out enforcement where lack of maintenance or unconsented works has resulted in a flood risk. In April 2015 the LLFA also became a statutory consultee on major planning applications in relation to surface water drainage and have a duty to review planning applications to ensure that the onsite drainage systems are designed in accordance with current legislation and guidance. The LLFA also ensures that flood risk to the site is accounted for when designing a drainage solution.

The LLFA is not able to:

- Prevent development where development sites are at low risk of flooding or can demonstrate appropriate flood risk mitigation.
- Use existing flood risk to adjacent land to prevent development.
- Require development to resolve existing flood risk.

When considering flood risk within the development of a neighbourhood plan, the LLFA would recommend consideration of the following points:

- Locating development outside of river (fluvial) flood risk (Flood Map for Planning (Rivers and Sea)).
- Locating development outside of surface water (pluvial) flood risk (Risk of Flooding from Surface Water map).
- Locating development outside of any groundwater flood risk by considering any local knowledge of groundwater flooding.
- How potential SuDS features may be incorporated into the development to enhance the local amenity, water quality and biodiversity of the site as well as manage surface water runoff.
- Watercourses and land drainage should be protected within new developments to prevent an increase in flood risk.

All development will be required to restrict the discharge and retain surface water on site in line with current government policies. This should be undertaken through the use of Sustainable Drainage Systems (SuDS). Appropriate space allocation for SuDS features should be included within development sites when considering the housing density to ensure that the potential site will not limit the ability for good SuDS design to be carried out. Consideration should also be given to blue green corridors and how they could be used to improve the bio-diversity and amenity of new developments, including benefits to surrounding areas.

Often ordinary watercourses and land drainage features (including streams, culverts and ditches) form part of development sites. The LLFA recommend that existing watercourses and land drainage (including watercourses that form the site boundary) are retained as open features along their original flow path and are retained in public open space to ensure that access for maintenance can be achieved. This should also be considered when looking at housing densities within the plan to ensure that these features can be retained.

LCC, in its role as LLFA will not support proposals contrary to LCC policies.

For further information it is suggested reference is made to the National Planning Policy Framework (March 2012), Sustainable drainage systems: Written statement - HCWS161 (December 2014) and the Planning Practice Guidance webpage

Flood risk mapping is readily available for public use at the links below. The LLFA also holds information relating to historic flooding within Leicestershire that can be used to inform development proposals.

Risk of flooding from surface water map:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Flood map for planning (rivers and sea): <https://flood-map-for-planning.service.gov.uk/>

Public Rights of Way

Leicestershire has an extensive network of Public Rights of Way which are key to allow people to explore the local countryside, link communities and give access to schools, shops, work and facilities. Public Rights of Way are recorded on the Definitive Map and a version of this can be viewed at:

<https://www.leicestershire.gov.uk/roads-and-travel/cycling-and-walking/where-to-walk-in-leicestershire>

Public Rights of Way are a material consideration in the determination of Planning applications. National Planning Policy Framework states that "Planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...". Leicestershire County Council will expect that where Public Rights of Way are impacted by development consideration is given not just to replacement or reinstatement but enhancement of the provision.

Planning

Minerals & Waste Planning

The County Council is the Minerals and Waste Planning Authority; this means the council prepares the planning policy for minerals and waste development and also makes decisions on mineral and waste development.

Although neighbourhood plans cannot include policies that cover minerals and waste development, it may be the case that your neighbourhood contains an existing or planned minerals or waste site. The County Council can provide information on these operations or any future development planned for your neighbourhood.

You should also be aware of Minerals and Waste Safeguarding Areas, contained within the adopted Minerals and Waste Local Plan (Leicestershire.gov.uk). These safeguarding areas are there to ensure that non-waste and non-minerals development takes place in a way that does not negatively affect minerals resources or waste operations. The County Council can provide guidance on this if your neighbourhood plan is allocating development in these areas or if any proposed neighbourhood plan policies may impact on minerals and waste provision.

Property Education

Whereby housing allocations or preferred housing developments form part of a Neighbourhood Plan the Local Authority will look to the availability of school places within a two-mile (primary) and three-mile (secondary) distance from the development. If there are not sufficient places then a claim for Section 106 funding will be requested to provide those places.

It is recognised that it may not always be possible or appropriate to extend a local school to meet the needs of a development, or the size of a development would yield a new school.

However, in the changing educational landscape, the Council retains a statutory duty to ensure that sufficient places are available in good schools within its area, for every child of school age whose parents wish them to have one.

Strategic Property Services

No comment at this time.

Adult Social Care

It is suggested that reference is made to recognising a significant growth in the older population and that development seeks to include bungalows etc of differing tenures to accommodate the increase. This would be in line with the draft Adult Social Care Accommodation Strategy for older people which promotes that people should plan ahead for their later life, including considering downsizing, but recognising that people's choices are often limited by the lack of suitable local options.

Environment

General Comments

With regard to the environment and in line with Government advice, Leicestershire County Council (LCC) would like to see Neighbourhood Plans cover all aspects of archaeology and the historic and natural environment including heritage assets, archaeological sites, listed and unlisted historic buildings, historic landscapes, climate change, the landscape, biodiversity, ecosystems, green infrastructure as well as soils, brownfield sites and agricultural land.

Archaeology and the Historic Environment

The planning process provides one of the most effective tools to manage the impact of land use change upon the historic environment. This is achieved both through the shaping of development plans (Local and Neighbourhood Plans) and the delivery of development management advice on individual planning applications. In that context, the inclusion of heritage in your Neighbourhood Plan, and the provision of relevant and effective policies, will significantly strengthen the management of these issues, and will be an effective way of the community identifying its own concerns and priorities.

Ideally, Neighbourhood Plans should seek to work in partnership with other agencies to develop and deliver this strategic objective, based on robust local evidence and priorities. We recommend that each Neighbourhood Plan should consider the impact of potential development or management decisions on the conservation and enhancement of the historic environment. The historic environment is defined as comprising all aspects of the environment resulting from the interaction between

people and places through time, including all surviving evidence of past human activity, whether upstanding, buried or submerged, as well landscapes and their historic components.

The Leicestershire and Rutland Historic Environment Record (LRHER) can provide a summary of archaeological and historic environment information for your Neighbourhood Plan area. This will include gazetteers and maps describing the locally identified non-designated heritage assets, typically archaeological sites (both earthworks and buried archaeological remains), unlisted historic buildings and historic landscapes (parks and gardens). We will also provide information on medieval ridge and furrow earthworks to help you evaluate the surviving earthworks in your area.

Information on Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Battlefields) is available from the National Heritage List for England (NHLE). <https://historicengland.org.uk/listing/the-list/>

Consideration of the historic environment, and its constituent designated and non-designated heritage assets, is a material consideration in the planning process. While the data held by the LRHER is constantly maintained and updated, it is unlikely that the record represents an exhaustive list of all assets with the plan area. We suggest that information provided by the LRHER should be taken into account when preparing the Neighbourhood Plan and contribute to any list of locally identified heritage assets. Based upon a structured assessment process, this will be the basis of any non-designated heritage assets identified within the plan and given force through the preparation of appropriate heritage policy.

Contact: her@leics.gov.uk, or phone 0116 305 8323

For help with including heritage in your Neighbourhood Plan please see the following guidance:

CBA Toolkit No. 10, Neighbourhood Planning (2017) <https://www.archaeologyuk.org/asset/6FE3A721-B328-4B75-9DEBBD0028A4AEED/>

National Trust Guide to Heritage in Neighbourhood Plans (2019) <https://www.nationaltrust.org.uk/documents/neighbourhood-planning-and-heritage-guidance.pdf>

Climate Change

The County Council, through its Environment Strategy and Net Zero Strategy and Action Plan, is committed to achieving net zero for its own operations by 2035 and to working with Leicestershire people and organisations to become a net zero county by 2050 or before. Along with most other UK local authorities, the council has declared a climate emergency and wants to do its bit to help meet the Paris Agreement and keep global temperature rise to well below 2oC Leicestershire's Net Zero Strategy and Action Plan is available at: <https://www.leicestershire.gov.uk/environment-and-planning/net-zero/net-zero-leicestershire-strategy-action-plan-and-reports>

Planning is one of the key levers for enabling these commitments to be met and to meeting the legally binding target set by the government for the UK to be net zero by 2050. Neighbourhood Plans should, as far as possible, align to Leicestershire County Council's Net Zero Strategy and Action Plan by contributing to and supporting a reduction in greenhouse gas emissions and by increasing the county's resilience to climate change.

Landscape

The County Council would like to see the inclusion of a local landscape assessment taking into account: Natural England's Landscape character areas; Leicester, Leicestershire and Rutland Landscape and Woodland Strategy; the Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project; the Local District/Borough Council landscape character assessments; the Landscape Sensitivity and Green Infrastructure Study for Leicester and Leicestershire (2017), which examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities.

We would recommend that Neighbourhood Plans should also consider the street scene and public realm within their communities, further advice can be found in the latest 'Streets for All East Midlands' document (2018) published by Historic England.

LCC would encourage the development of local listings as per the National Planning Policy Framework (NPPF) and LCC have some data on the social, cultural, archaeological and historic value of local features and buildings (<https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record>)
Contact: her@leics.gov.uk or telephone: 0116 3058323

Examples of policy statements for Landscape:

POLICY X: LOCAL LANDSCAPE CHARACTER AREAS – Development proposals falling within or affecting the Local Landscape Character Areas (LLCAs), where possible, enhance the LLCA's particular characteristics, important views and local distinctiveness. Proposals having a harmful effect on a Local Landscape Character Area's character will not be supported.

Biodiversity

The Natural Environment and Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their duties, to the purpose of conserving biodiversity. The National Planning Policy Framework (NPPF) clearly outlines the importance of sustainable development alongside the core principle that planning should contribute to conserving and enhancing the natural environment, providing net gain for biodiversity, and reducing pollution. Neighbourhood Plans should therefore seek to work in partnership with other agencies to develop and deliver a strategic approach to protecting and improving the natural environment based on local evidence and priorities. Each Neighbourhood Plan should consider the impact of potential development or management of open spaces on enhancing biodiversity and habitat connectivity, such as hedgerows and greenways. Habitat permeability for species which addresses encouragement of movement from one location to another such as the design of street lighting, roads, noise, obstructions in water, exposure of species to predation and arrangement of land-uses should be considered.

The Neighbourhood Plan can be used to plan actions for the parish council on its' own land (community actions) and guide the actions of others (policy actions).

For specific advice on species and habitats of importance in the County and actions that can make a difference to their conservation and ways to increase the quality and quantity of these, please refer to the Leicestershire and Rutland Biodiversity Action Plan.

<https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity-strategy>

<https://www.leicestershire.gov.uk/environment-and-planning/planning/planning-and-biodiversity>

The Leicestershire and Rutland Environmental Records Centre (LRERC) can provide a summary of wildlife information for your Neighbourhood Plan area. This will include a map showing nationally important sites (e.g. Sites of Special Scientific Interest); locally designated Wildlife Sites; locations of badger setts, great crested newt breeding ponds and ponds with high potential to support great crested newts' and bat roosts; and a list of records of protected and priority Biodiversity Action Plan species. These are all a material consideration in the planning process. If there has been a recent Habitat Survey of your plan area, this will also be included. LRERC is unable to carry out habitat surveys on request from a Parish Council, although it may be possible to add it into a future survey programme.

Contact: LRERC@leics.gov.uk., or phone 0116 305 1087

<https://www.leicestershire.gov.uk/environment-and-planning/planning/leicestershire-and-rutland-environmental-records-centre-lrerc>,

For informal advice on actions for nature that can be taken forward on parish land please contact

EnvironmentTeam@Leics.gov.uk

Many species of plants and animals in England and often their supporting features and habitats are protected. What you can and cannot do by law varies from species to species and may require a preliminary ecological appraisal. For information on protected species and the law please visit: <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

Examples of policy statements that can be added to the plan to support biodiversity:

POLICY X: BIODIVERSITY PROTECTION IN NEW DEVELOPMENT – Consideration should be made in the design and construction of new development in the Plan Area to protect and enhance biodiversity, where appropriate, including:

- Roof and wall construction should incorporate integral bee bricks, bird nest boxes and bat breeding and roosting boxes. Target species and locations to be based on advice sought from the Local Authority's Biodiversity Officer (or equivalent).
- Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for hedgehogs and other terrestrial animals.
- Work with landowners to ensure good maintenance of existing hedgerows, gap up and plant new hedgerows where appropriate and introduce a programme of replenishing hedgerow trees.
- Avoidance of all unnecessary exterior artificial lighting: there is no legal duty requiring any place to be lit.

- Security lighting, if essential, should be operated by intruder sensors and illuminated for no longer than 1 minute. Sports and commercial facility lighting should be switched off during agreed 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting Leicestershire Environmental Records Centre, 2014.
- Lighting design, location, type, lux levels and times of use should follow current best- practice, e.g. by applying the guidelines in Guidance note 08/18 Bats and artificial lighting in the UK: Bat Conservation Trust / Institution of Lighting Professionals, 2018.
- Natural/semi natural grassland margins adjacent to hedges of up to 5m buffer.
- Retain natural features wherever possible.
- In creating habitats, consider the underlying geology and allow natural colonisation near local high-quality habitats.
- Avoid use of topsoil to promote plant diversity, especially in areas of limestone or areas near to heathland - consider exposing sandy soils to encourage acid grassland and heath.
- Allow for structural diversity of habitats – for example long and tall grass, to maintain a suitable grassland habitat for wildlife. A management plan should accompany all planning applications.
- Avoid development and hard landscaping next to watercourses.
- Restore naturalness to existing watercourses for example by retaining some steeper earth banks suitable for Kingfisher and Water Vole breeding.
- Retain areas of deadwood within the site to maintain biodiversity.
- Plant 30% of trees with a selection of larger native species and create lines of trees.

Green Infrastructure

Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities (NPPF definition). GI includes parks, open spaces, playing fields, woodlands, street trees, cemeteries/churchyards, allotments and private gardens as well as streams, rivers, canals and other water bodies and features such as green roofs and living walls.

The NPPF places the duty on local authorities to plan positively for a strategic network of GI which can deliver a range of planning policies including: building a strong, competitive economy; creating a sense of place and promoting good design; promoting healthier communities by providing greater opportunities for recreation and mental and physical health benefits; meeting the challenges of climate change and flood risk; increasing biodiversity and conserving and enhancing the natural and historic environment. Looking at the existing provision of GI networks within a community can influence the plan for creating & enhancing new networks.

Neighbourhood Plan groups have the opportunity to plan GI networks at a local scale to maximise benefits for their community and in doing so they should ensure that their Neighbourhood Plan is reflective of the relevant Local Authority Green Infrastructure strategy. Through the Neighbourhood Plan and discussions with the Local Authority Planning teams and potential Developers communities are well placed to influence the delivery of local scale GI networks.

Sites that are designated as Local Green Spaces can form an important strategic part of local Green Infrastructure and can be conserved and enhanced to make an important contribution to the district green infrastructure. Delivery of the conservation and enhancement can be dealt with in Policy and Community Actions.

Brownfield, Soils and Agricultural Land

The NPPF encourages the effective use of brownfield land for development, provided that it is not of high environmental/ecological/heritage value. Neighbourhood planning groups should check with Defra if their neighbourhood planning area includes brownfield sites. Where information is lacking as to the ecological or heritage value of these sites then the Neighbourhood Plan could include policies that ensure such survey work should be carried out to assess the ecological and heritage value of a brownfield site before development decisions are taken.

Soils are an essential finite resource on which important ecosystem services such as food production, are dependent on. They should be enhanced in value and protected from adverse effects of unacceptable levels of pollution. Within the governments "Safeguarding our Soils" strategy, Defra have produced a code of practice for the sustainable use of soils on construction sites which could be helpful to neighbourhood planning groups in preparing environmental policies.

High quality agricultural soils should, where possible be protected from development and where a large area of agricultural land is identified for development then planning should consider using the poorer quality areas in preference to the higher quality areas. Neighbourhood planning groups should consider mapping agricultural land classification within their plan to enable informed decisions to be made in the future. Natural England can provide further information and Agricultural Land classification and have produced the following guide. <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land> .

The British Society for Soil Science provide advice on what should be expected of developers in assessing land for development suitability.

<https://soils.org.uk/wp-content/uploads/2022/02/Assessing-Agricultural-Land-Jan-2022.pdf>

Strategic Environmental Assessments (SEAs)

Information for Neighbourhood Planning groups regarding Strategic Environmental Assessments (SEAs) can be found on the Neighbourhood Planning website (<https://neighbourhoodplanning.org/toolkits-and-guidance/understand-plan-requires-strategic-environmental-assessment-sea/>) and should be referred to. A Neighbourhood Plan must meet certain basic conditions in order to be 'made'. It must not breach and be otherwise compatible with the Environmental Assessment of Plans and Programmes Regulations SI 2004/1633 (available online). These regulations deal with the assessment of environmental plans and programmes and implement Retained Reference Directive 2001/42 'on the assessment of the effects of certain plans and programmes on the environment'.

Not every Neighbourhood Plan needs a SEA; however, it is compulsory to provide when submitting a plan proposal to the local planning authority either:

- A statement of reasons as to why SEA was not required
- An environmental report (a key output of the SEA process).

As a rule of thumb, SEA is more likely to be necessary if both of the following two elements apply:

- a Neighbourhood Plan allocates sites for development (for housing, employment etc.); and
- the neighbourhood area contains sensitive environmental assets (e.g. a Site of Special Scientific Interest (SSSI) or an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in the Neighbourhood Plan.

In light of these two considerations, it is very unlikely that a Neighbourhood Plan would require SEA if the plan is not allocating land for development. This is because allocating land for development is more likely to generate physical changes which lead to significant effects.

As the UK has now left the EU, Neighbourhood Planning groups should remain mindful of any future changes which may occur to the above guidance. Changes are also likely to be forthcoming as a result of the Government's Levelling Up and Regeneration Bill (LURB). This proposes 'Environmental Outcome Reports' to replace the current system of Strategic Environmental Assessment (including Sustainability Appraisals) and Environmental Impact Assessment and introduce a clearer and simpler process where relevant plans and projects (including Nationally Significant Infrastructure Projects) are assessed against tangible environmental outcomes.

Impact of Development on Household Waste Recycling Centres (HWRC)

Neighbourhood planning groups should remain mindful of the interaction between new development applications in a district and borough area and the existing HWRC services delivered by Leicestershire County Council. The County's Waste Management team considers proposed developments on a case by case basis and when it is identified that a proposed development will have a detrimental effect on the local HWRC infrastructure then appropriate projects to increase the capacity of the HWRC most likely impacted have to be initiated. Contributions to fund these projects are requested in accordance with the Leicestershire's Planning Obligations Policy and the relevant Legislation Regulations.

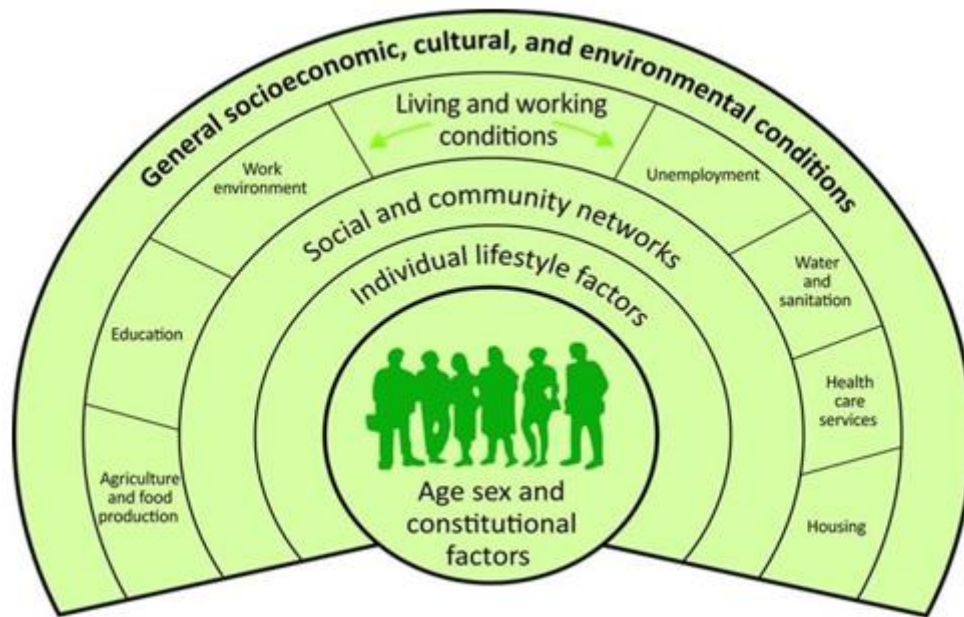
Public Health

Health is shaped by many different factors throughout our lives. Health is affected by the settings in which we live, work, learn and play. These influences start to determine health and opportunities for better health from birth and throughout the whole life course, for example the environment, community, transport, education and income.

This complex range of interacting social, economic and environmental factors are known as the wider determinants of health or the social determinants of health.

When there is a difference in these conditions it contributes to health inequalities- "Health inequalities are the preventable, unfair and unjust differences in health status between groups, populations or individuals that arise from the unequal distribution of social, environmental and economic conditions within societies" (NHS England)

The diagram below illustrates types of wider factors that influence an individual's mental and physical health.



The diagram shows:

- personal characteristics at the core of the model and this includes sex, age, ethnic group, and hereditary factors
- The layer around the core contains individual 'lifestyle' factor behaviours such as smoking, alcohol use, and physical activity
- The next layer contains social and community networks including family and wider social circles
- The next layer covers living and working conditions include access and opportunities in relation to jobs, housing, education and welfare services
- The final outer layer is general socioeconomic, cultural and environmental conditions and includes factors such as disposable income, taxation, and availability of work

Research by the Robert Wood Johnson Foundation, looked into the major contributors to health and wellbeing and found that: Health Behaviours contribute to 30% of health outcomes made up of:

- Smoking 10%
- Diet/Exercise 10%
- Alcohol use 5%
- Poor sexual health 5%

Socioeconomic Factors contribute to 40% of health outcomes:

- Education 10%

		<ul style="list-style-type: none"> • Employment 10% • Income 10% • Family/Social Support 5% • Community Safety 5% <p>Clinical Care contributes to 20% of health outcomes:</p> <ul style="list-style-type: none"> • Access to care 10% • Quality of care 10% <p>Built Environment contributes to 10% of health outcomes:</p> <ul style="list-style-type: none"> • Environmental Quality 5% • Built Environment 5% <p>Source: Robert Wood Johnson Foundation and University of Wisconsin Population Health Institute, Used in US to rank Counties by health Status</p> <p>Therefore, due to the complex way in which the built environment and communities we live in impact on our health any opportunity to mitigate negative impacts and enhance positive outcomes should be taken. Completing a Health Impact Assessment (HIA) is a good practice to ensure neighbourhood concerns and recommendations are considered. Undertaking a HIA as part of your neighbourhood plans has the potential to influence all these areas, alongside influencing decisions made about access to care through transport and infrastructure.</p> <p>To aid you in undertaking a HIA please visit: https://www.healthyclacemaking.co.uk/health-impact-assessment/ At the bottom of this page there are also links to a number of local data sheets at a district level. You can also familiarise yourself with the health profile for your area by visiting: https://fingertips.phe.org.uk/profile/health-profiles</p> <p>Dahlgren G, Whitehead M. (1991). Policies and Strategies to Promote Social Equity in Health. Stockholm, Sweden: Institute for Futures Studies.</p> <p>NHS England, "Reducing health inequalities resources," [Online]. Available: https://www.england.nhs.uk/about/equality/equality-hub/resources/ [Accessed February 2021] .</p> <p>Communities</p> <p>Consideration of community facilities is a positive facet of Neighbourhood Plans that reflects the importance of these facilities within communities and can proactively protect and develop facilities to meet the needs of people in local communities. Neighbourhood Plans provide an opportunity to;</p> <ol style="list-style-type: none"> 1. Carry out and report on a review of community facilities, groups and allotments and their importance with your community. 2. Set out policies that seek to; <ul style="list-style-type: none"> • protect and retain these existing facilities, • support the independent development of new facilities, and, • identify and protect Assets of Community Value and provide support for any existing or future designations. 3. Identify and support potential community projects that could be progressed.
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You are encouraged to consider and respond to all aspects of community resources as part of the Neighbourhood Planning process. Further information, guidance and examples of policies and supporting information is available at www.leicestershirecommunities.org.uk/np/useful-information.

Economic Development

We would recommend including economic development aspirations with your Plan, outlining what the community currently values and whether they are open to new development of small businesses etc.

Fibre Broadband

General Comments

Our ambition is for a Digital Leicestershire. This includes the ambition for everyone to have access to fast, accessible, inclusive, reliable digital infrastructure and we are working to support government targets to achieve gigabit capable, lightning-fast broadband connections to 85% of the UK by December 2025, increasing to near universal coverage by 2030. A fast and reliable digital infrastructure will open new opportunities for residents, communities and businesses. It will underpin innovation, improve community and social networks and support learning and development for all. It will help to deliver a range of societal benefits including the more effective provision of public services, information and connect people to the support at the point of need.

The Digital Leicestershire team manages programmes aimed at improving digital infrastructure in the county. This includes superfast, ultrafast and full fibre broadband. This work combines three approaches; engaging with commercial operators to encourage private investment in Leicestershire, working with all tiers of government to reduce barriers to commercial investment, and operating intervention schemes with public funds to support deployment of digital infrastructure in hard-to-reach areas that are not included in broadband suppliers' plans, reaching parts of the county that might otherwise miss out on getting the digital connectivity they need. We are currently providing support throughout the county with our Gigabit and Gigahub programmes.

How does this role relate to neighbourhood plans?

The UK government has brought into force new laws that require new homes in England to be built with gigabit broadband connections and enables telecoms firms to be able to get faster broadband to nine million people living in blocks of flats across the UK.

Ministers have amended the Building Regulations 2010 to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband - the fastest internet speeds on the market.

The updated regulations mean that more people moving into new homes will have a gigabit-capable broadband connection ready when construction is completed, avoiding the need for costly and disruptive installation work after the home is built and enabling residents to arrange the best possible internet service at the point they move in.

In a further boost to people's access to better broadband, another new law has made it easier to install faster internet connections in blocks of flats when landlords repeatedly ignore requests for access from broadband firms. Both of these new laws came into effect on 26 December 2022.

The updated building rules mean home developers will be legally required to future-proof new homes in England for next-generation gigabit broadband as standard practice during construction.

Connection costs will be capped at £2,000 per home for developers and they will work together with network operators to connect developments to the gigabit network. It is estimated over 98 per cent of premises fall within this cap, meaning moving into a new build property without lightning-fast internet speeds will become a thing of the past for the vast majority of people across England.

Where a developer is unable to secure a gigabit-capable connection within the cost cap, developers must install the next fastest connection available.

And even where a gigabit-capable connection is not available within the cost cap, gigabit- ready infrastructure, such as ducts, chambers and termination points, still needs to be installed. This will ensure that homes are fit for the digital age but may not be connected straight away.

The Council supports a 'dig once' approach for the deployment of communications infrastructure and a build which is sympathetic to the character and appearance of the surrounding area. The Council encourages telecommunications build which does not significantly impact on the appearance of any building or space on which equipment is located and which minimises street clutter.

Groups working on emerging neighbourhood plans are encouraged to visit the Digital Leicestershire web site to learn more about current and forthcoming full fibre broadband provision for their local area <https://www.thinkbroadband.com/> and also BDUK (Building Digital UK)

Further Information

<https://digital-leicestershire.org.uk/> Email: broadband@leics.gov.uk

Building Regulations: Infrastructure for Electronic Communications (R)

Equalities

While we cannot comment in detail on plans, you may wish to ask stakeholders to bear the Council's Equality Strategy 2020-2024 in mind when taking your Neighbourhood Plan forward through the relevant procedures, particularly for engagement and consultation work. A copy of the strategy can be view at:

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2020/7/10/Equality-strategy-2020-2024.pdf>

The Neighbourhood plan should comply with the main requirements of the Public Sector Equality Duty. This requires public bodies to have due regard of the need to:

Eliminate discrimination Advance equality of opportunity

Foster good relations between different people

		<p>Accessible Documents</p> <p>In today's working environment more and more information is being produced digitally. When producing information which is aimed at or to be viewed by the public, it is important to make that information as accessible as possible. At least 1 in 5 people in the UK have a long-term illness, impairment or disability. Many more have a temporary disability.</p> <p>Accessibility means more than putting things online. It means making your content and design clear and simple enough so that most people can use it without needing to adapt it, while supporting those who do need to adapt things. For example, someone with impaired vision might use a screen reader (software that lets a user navigate a website and 'read out' the content), braille display or screen magnifier. Or someone with motor difficulties might use a special mouse, speech recognition software or on-screen keyboard emulator.</p> <p>Public sector organisations have a legal requirement to make sure that all information which appears on their websites is accessible. As Neighbourhood Plans have to be published on Local Planning Authority websites, they too have to comply with government regulations for accessibility. Guidance for creating accessible Word and PDF documents can be found on the Leicestershire Communities website: Creating Accessible Word Documents Creating Accessible PDFs</p> <p>To enable Development Officers to implement your policies, it is important to make sure that they are clear, concise and worded in such a way that they are not open to interpretation. This Policy Writing Guide has been designed to provide you with a few key points to look out for: https://www.leicestershirecommunities.org.uk/uploads/policy-writing-guide-17.pdf?v=1667547963</p>
8	<p>Environment Agency Environment Agency Trentside Offices, Scarrington Road, West Bridgford, Nottingham NG2</p>	<p>The Environment Agency has no adverse comments to make on the High Leicestershire Neighbourhood Plan – examination version.</p>
9	<p>Harborough District Council</p>	<p>Harborough District Council commented on the High Leicestershire Plan at Regulation 14 consultation stage, which have either been actioned or commented on by the QB.</p> <p>The Regulation 14 comments are repeated below for convenience</p> <p>General comments:</p>

The Council wish to compliment the Qualifying Body on the quality of the Plan provided at pre-submission stage. We are particularly pleased that the Qualifying Body has made use of the technical support offered as part of the Neighbourhood Planning support packages and the subsequent professionalism of the documents that have been published.

Policy HL6 - Countryside - The Council is generally supportive of the inclusion of a settlement boundary in Neighbourhood Plans and does not consider them to be in conflict with the Local Plan Policies. A settlement boundary policy is an appropriate policy to permit and direct development in conjunction with other policies, for the following reasons:

- The settlement boundary policy represents an enabling tool for residential development that would otherwise not, necessarily have policy support and provides a mechanism to define the area within which proposals for housing development will be conditionally supported and will guide development to sustainable solutions.
- LP Policy GD2 and other policies in the LP are clear that development sites must be directed towards appropriate locations. This also includes considering the nature, form and character of the settlement and its distinctiveness. A Neighbourhood Plan settlement boundary policy considers the local context for development and can allow small numbers of new dwellings to be built in the most appropriate locations for communities.
- The settlement boundary policy adds a local layer of detail to what constitutes the built area of Tilton on the Hill

To be clear and justified the settlement boundary should follow logical boundaries that are evident on the ground.

The scale on Map 2 is large so the LtD cannot be identified clearly. I note that map 11 shows the LtD in large scale – could refer to map 11 in the text

Heritage Comments

Overall, this was a good document which recognised and listed out existing designated and non-designated assets – P.45 provided links to the listing entries for the nationally designated assets.

- P.41 para 7.4 suggest change to Registered Park and Garden rather than 'Park and Garden', this will also be consistent with the use of the designation title in the rest of the document.
- P49 Policy HL14 – Highfield Farm is on the HDC Local List however it is included on the HER so could add the HER ref MLE27058.
- As the HER entries are listed in this section it may be possible to include them as links as done for NHLE entries on P.45.
- Mapping of assets may benefit from being shown on a parish-by-parish basis – as done with archaeological sites in Appendix 2 (pp. 75 to 78)

		<ul style="list-style-type: none"> • <i>The non-designated assets currently included in the document (pp.49 & 50) are all on the HER. If the parishes wish to include assets not currently on the HER the inclusion of an image and short explanation to support the inclusion would be best practice – ideally this would be the case with the items already included on pp.49 & 50. The criteria used in the Historic England documents ‘Local Heritage Listing: Identifying and Conserving Local Heritage’ https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/ are useful.</i> • <i>We note that there is a heritage trail leaflet for Tilton on the Hill Tilton on the Hill Trail WEB-READY.indd (visitharborough.com) and it may be useful to review this for any additional items that could be added to the non-designated heritage assets list.</i> • <i>Housing Site Allocation Policy HL16 (PP 62 & 63): We note that there is a requirement to minimise impact on the wider landscape under item. C which is welcomed and it is suggested that is expanded or a new item added to cover impact on the adjacent Tilton on the Hill Conservation Area, which will help to reinforce what is said on p.46 (Conservation Areas).</i> <p>Policy HL16: Land between Melton Road and Marefield Lane, Tilton on the Hill Criteria E – can the contribution by developers be quantified per dwelling?</p> <p>Additional comments for Regulation 16 consultation from Harborough District Council officers are:</p> <p>Housing Site Selection –consider a reserve site to ensure that housing numbers can be met. Alternatively the Local Plan will allocate sufficient houses to mee the requirement</p> <p>Allocated Site –</p> <ul style="list-style-type: none"> • This will cause some landscape harm as on a high point; so landscape mitigation will be key. • Highways access directly onto Melton Road will need to be considered and LCC Highways consulted • Alternative access may be via Marefield Lane. • Unsure whether the developer funding for the car club meets the CIL tests • It maybe worthwhile considering single storey development on the more sensitive part.
10	Natural England Natural England, County Hall,	<p>High Leicestershire Neighbourhood Plan - Regulation 16 Consultation</p> <p>Thank you for your consultation on the above dated 25 July 2024.</p>

	<p>Spetchley Road, Worcester, U.K., WR5 2NP</p>		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species . Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p>
<p>11</p>	<p>Marrons 1st Floor One Colton Square Leicester LE1 1QH</p>		<p>1. INTRODUCTION</p> <p>1.1 These representations are made on behalf of Met No. 1 Ltd (our “Client”) in respect of its interests at Land North West of Manor Farm Walk, Tilton on the Hill (the “Site”). The representations respond specifically to the High Leicestershire Neighbourhood Plan Regulation 16 Submission Consultation (July 2024) (the “HLNP”).</p> <p>1.2 Tilton on the Hill and Halstead Parish Council (the “Parish Council”) has submitted the HLNP to Harborough District Council (the “Council”) for examination. The Council is now seeking representations on the HLNP via a six-week consultation period until 4 September 2024.</p>

1.3 These representations follow our representations made to the Regulation 14 Consultation, on behalf of our Client. Accordingly and for brevity, Marrons will comment on the most relevant aspects of the Regulation 16 version of the HLNP within these representations, any amendments that have been made and any responses to our previous representations by the Parish Council. Notwithstanding, these representations should be read alongside our previous representations (enclosed at Appendix 1).

1.4 In addition and as confirmed in our Regulation 14 representations, Marrons has also submitted representations to Harborough District Council's Regulation 18 Consultation and its Call for Sites process, which should also be read alongside these representations (enclosed at Appendix 2).

1.5 Representations submitted by our Client in relation to the Site demonstrate clearly our Client's intention to continue to promote its land interests at Tilton on the Hill. Moreover, the Site is considered developable, available and achievable.

BACKGROUND AND CONTEXT

Land North West of Manor Farm Walk, Tilton on the Hill (the "Site") Our Client controls the Site which sits within a single ownership. The Site sits adjacent to Tilton on the Hill, classified as a small village, and extends to approximately 1.56 hectares (see Figure 2.1 below). Figure 2.1 – Site Location



2.1 Tilton on the Hill is located circa. 9.5km from the Leicester Principal Urban Area and 18km from the sub-regional centre of Market Harborough respectively (as the crow flies). The towns of Oakham and Uppingham within the neighbouring authority of Rutland are both also a short distance away.

2.2 The Site sits adjacent to the core of Tilton on the Hill and is accessed via Manor Farm Walk, a private driveway off Back Road created to serve 9no. detached dwellings constructed in the early 2000's. The settlement boundary borders the application Site to two boundaries, as does the western edge of the Conservation Area for the village.

2.3 The Site has been assessed as part of the HLNP and commentary is provided within these representations regarding the scoring attributed to the Site and its comparison to the preferred site chosen. In brief, our Client has concerns regarding the

scoring matrix that has been applied and considers the Site to be the most sustainable for housing delivery. 2505238.1.CP August 2024 4

2.4 Our Client's Site is therefore considered to be well located to the centre of Tilton on the Hill and its services and will serve as a future sustainable extension, to ensure the continued delivery of much needed housing. Planning History

2.5 There is no planning history related directly to the Site, however, our Client has now entered pre-application discussions with the Council and provided detailed technical evidence. Legal Context

2.6 A neighbourhood plan or order must meet a set of basic conditions before it can be put to referendum and made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are (inter alia): d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development. e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

National Policy Context

2.7 Paragraph 13 of the National Planning Policy Framework 2023 (NPPF) states that Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

2.8 The NPPF confirms at Paragraph 29 that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

2.9 Paragraph 60 of the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

2.10 Paragraph 82 recognises that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

2.11 Paragraph 83 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

National Planning Practice Guidance

		<p>2.12 A neighbourhood plan or Order must not constrain the delivery of important national policy objectives. The National Planning Policy Framework is the main document setting out the government’s planning policies for England and how these are expected to be applied Paragraph: 069 Reference ID: 41-069-20140306</p> <p>2.13 A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition Paragraph: 009 Reference ID: 41-009-20190509 2505238.1.</p> <p>.</p> <p>2.14 When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</p> <ul style="list-style-type: none"> • whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with • the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy • whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy • the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach <p>Paragraph: 074 Reference ID: 41-074-20140306</p> <p>Proposed National Planning Policy reforms</p> <p>2.15 The Ministry of Housing, Communities and Local Government published a consultation version of the NPPF (the “Framework”) on 30th July 2024 which sets out proposed reforms to the Framework. The consultation is set to run until the 24th September 2024.</p> <p>2.16 Within the consultation a revised standard method is proposed (outcome-of-the-proposed-revised-method.ods (live.com)) and notes the housing requirement for Harborough District has been increased from 510 dwellings per annum to 706 dwellings per annum.</p> <p>2.17 It is noted as of 24th May 2024 that the Council can demonstrate a fiveyear housing land supply position of 6.17 years (5 Year Housing Land Supply, 2022-23 Harborough District Council), which is based on 437 dwellings per annum and a total supply from April 2023 to March 2028 of 2,699 dwellings. Notwithstanding any allowances for previous oversupply, this is significantly below the revised requirement of 3,530 (706 x 5) which is due to be adopted by the end of the year.</p> <p>2.18 Paragraph 224 of the revised Framework confirms for the purpose of plan making that the policies within the revised Framework will apply one month after the publication date. Marrons considers that the Council will need to take immediate account of the proposed reforms, given the transitional arrangements, the status of the emerging Local Plan and the substantial increase in the housing requirement.</p>
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2.19 Whilst the proposed reforms to the NPPF remain at consultation stage and at the time of writing adopted national policy remains as of December 2023, the direction of travel is clear. This is further emphasised by the Written Ministerial Statement⁶ accompanying the proposed reforms, which is a material consideration in plan-making and decision-taking.

2.20 The Written Ministerial Statement confirms the Government's view that: "We are in the middle of the most acute housing crisis in living memory. Home ownership is out of reach for too many; the shortage of houses drives high rents; and too many are left without access to a safe and secure home"...."There is no time to waste. It is time to get on with building 1.5 million homes."

2.21 It is expected therefore that the appointed Examiner will need to take into consideration the Government's planning reforms and whether the HLNP is capable of assisting the increased requirement for Harborough District

REPRESENTATIONS TO THE REGULATION 16 VERSION OF THE HLNP

Scoring Matrix in relation to the Site ('site J')

3.1 In response to our previous representations the Parish Council confirmed the following (our emphasis): "A 'drop-in' session was held at Tilton Village Hall on Saturday 3 June 2023, where members of the public could find out more about the proposed housing sites and the site selection process. Following detailed comments on scoring, several changes were made to the scoring matrix. Although the updated scoring matrix was not published to the Parish Council's website, the consultation report was."

3.2 We have therefore reviewed the updated scoring matrix which was uploaded following our representations (enclosed at Appendix 3), alongside the following commentary from the Parish Council:

"The site scoring for criterion NE2 was reviewed. No sites contain a site of wildlife value, but sites F, G and I were within 50m of such a site. All sites were within 200m of a BAP species record. Consequently, against criterion NE2 all sites scored 'yellow' (including Site J) other than sites F, G and I which were scored 'orange'. The change did not affect the overall conclusion of the assessment. The impact of development on the landscape was an important consideration. The Parish Council concluded that all shortlisted sites would have a significant adverse impact on the landscape and therefore they all scored 'red'. Our 2018 Questionnaire Survey shows that many respondents would prefer Tilton on the Hill's housing requirement to be met by smaller-scale sites (less than 10). There was no enthusiasm for exceeding the housing requirement. At 1.17ha, Site J has an estimated capacity of 35 dwellings at a density of 30dw/ha. The sketch plans for the site showing 16 homes are based on a very low density development dominated by large detached dwellings."

Criterion NE2

3.3 Regarding criterion NE2, Marrons had previously raised concerns regarding the Site's score within the matrix, however, the amendments made in the revised matrix are considered appropriate. We note however that no evidence is supplied confirming the Site is within 200m of a BAP species record, which will be required in order to justify the scoring.

Criterion H4

3.4 Regarding criterion H4 the Parish Council has retained its scoring and not responded to the detailed comments provided within our Regulation 14 representations.

3.5 To reiterate; in order to achieve a red score the matrix confirms that the landscape is considered to have a 'low' capacity to accommodate development, as advised by the site assessment framework (enclosed at Appendix 4). Notably, the Parish Council has attributed all sites with a red score for this criteria, which is considered inconsistent given the different profiles of each site. For example, the site profile for the Parish Council's preferred site ('site B') has the following landscape comments: 'site drops away to the north offering extensive views across open countryside'. Whereas our Client's Site ('site J') has the following landscape comments: 'flat, agricultural field'. We do not consider that both sites could therefore have achieved the same score in terms of landscape impact.

3.6 The Parish Council's response to the above is that it stands by the blanket approach taken, offering no further detailed commentary. Other respondents provided similar commentary in relation to the Parish Council's preferred site. For example xx comments as follows (our emphasis):

"We are Tilton-on-the-Hill, not Tilton-half-way-down-the-Hill. Do we really want the village spilling out over the edge of the hilltop? The new shape of the village (Map 11) looks incoherent and disparate. The fact that people 2505238.1.CP August 2024 10 in the 25 new houses will be living half way down the hill and forced to walk to the village is unlikely to make social cohesion work. It also seems to contradict village plan policy HL7: "Safeguard and, where possible, enhance important views and vistas including sky lines". In 9.31 we hear that "The site is quite prominent in the wider landscape... Developing the land between Back Lane and the B6047 would give us a more compact village, allows us to comply with HL7, overcomes many of these concerns and makes much more sense - Site J seems a clear winner."

3.7 The xx comments as follows (our emphasis):

"While I appreciate that houses must be built I do not feel that this land is appropriate and yes there is an element of not in my back yard. My concerns are: 1 Building there will make the village sprawl. 2 It will Impact on a distinctive view on the night sky with light pollution on the wildlife that use that field for hunting access to other areas- owls, hares, badgers, cats. 3 Add significant amount of traffic travelling through the village on the B6047- making it even harder to cross the road at certain times. Also adding to the pollution air and noise. 4. Is a developer going to be interested in a section of land that does slope significantly. 5. Also if we have to build more houses, would it not be more prudent to find a site that could accommodate further housing if necessary."

3.8 Given the location of the Parish Council's preferred site, it is submitted that any landscape assessment is likely to score it unfavourably in relation to the other sites proposed (particularly site J). The Parish Council must respond to this associated commentary and evidence why it has apportioned identical scores to sites which sit within different landscape contexts. The Examiner is invited to review the scoring matrix and supporting evidence in relation to criterion H4, to ensure it supports the Parish Council's decision in relation to the most suitable site.

Criterion EH2

3.9 Regarding EH2 'will the site help to meet local housing needs', the Parish Council confirms that sites of a capacity of 10-20 dwellings will meet the local housing requirement, however, the Site has been scored orange for this because 'it would provide more than 20 dwellings'. The Parish Council's response to our Regulation 14 representations is at paragraph 3.2 above and confirms that the Parish Council has applied its own capacity calculations, rather than use those provided by our Client which demonstrate the Site could accommodate 16 dwellings at a density that better reflects the surrounding character.

3.10 Marrons disagrees with the approach taken by the Parish Council to ignore the detail supplied by site promoters, in favour of its own views. Moreover, the Parish Council has failed to consider the benefits of a low density development. However, At paragraph 9.24 of the HLNP the following is stated:

"Taking account of development approved since April 2019 (to 31 March 2022), the residual requirement is reduced to a minimum of 25 dwellings. This residual housing requirement can be met by allocating housing site(s) and a policy for 'infill'."

3.11 Furthermore, Policy HL17 (the site allocation policy) notes the following at point A:

"The development shall provide approximately 25 dwellings."

3.12 The Parish Council's scoring criteria therefore penalises sites which provide less than the required amount and has subsequently then ignored this scoring criteria to allocate a site that does not accord with it. The Parish Council attempt to justify this at paragraph 9.25 of the HLNP and whilst Marrons does not dispute the rationale, it is not within the Parish Council's gift to artificially influence and interpret the scoring it has undertaken, simply to achieve a desired outcome.

3.13 Imperatively, the evidence base within the HLNP should support the requirements and the allocations contained within. Once it was decided that one site should accommodate the identified housing requirement, the criteria should have been amended and the sites re-scored.

3.14 Notwithstanding, we also disagree with the notion that sites are marked down if they are able to provide more than is required, which goes against national policy, and importantly the recently announced national planning policy reforms. The Examiner is therefore also invited to inspect the evidence base and scoring associated with criterion EH2 to determine whether it supports the site chosen and whether it assists Harborough District in meeting its future increased housing requirement. Criterion EH3

3.15 Regarding criterion EH3, the Parish Council has been approached and received Regulation 14 representations which confirms the Site's availability, ownership and ability to be developed by our Client. Within the scoring matrix the Site is scored orange for this criterion which is described by the assessment framework as: 'site in multiple ownership or with minor issues which can be resolved. Site in single ownership but no known developer interest'. This is simply factually incorrect and we had considered this would be updated prior to the submission of the HLNP.

Criterion I1

3.16 Regarding criterion I1, the Parish Council has concluded that there are overhead cables across the Site. This is incorrect, overhead cables do not impact the red line area shown.

3.17 To conclude, the HLNP is considered to be inconsistent with its own evidence base and Marrons shares the concerns of other respondents that elements of the scoring matrix are not clear and robust. Moreover, very limited evidence is provided to support the conclusions made within the scoring matrix, many of which appear to be inconsistent or based on criteria which we do not consider is applicable.

3.18 We note that in the Parish Council meeting on 12 August 2024, concerns were raised regarding the Parish Council's preferred site and associated traffic impacts (see Appendix 5 and refer to section 46/24). Combined with the comments from respondents noted above, it is clear that this is not the preferred site locally.

3.19 It is strongly suggested that the Examiner looks into this element of the HLNP in detail, to ensure the correct site or sites are chosen. Limits to Development

3.20 Paragraph 9.34 of the HLNP states the following:

'Limits to Development for Tilton on the Hill have been used to guide development for many years but are not longer defined by the Harborough Local Plan. To clarify where development would be acceptable, our Neighbourhood Plan defines new Limits to Development which take account of the character of the village, recent and proposed developments. Outside the Tilton on the Hill Limits to Development, new build residential development will not normally be permitted.'

3.21 The approach taken by the Parish Council is to seek to restrict or limit development in certain locations, however, the HLNP must conform with the Harborough District Local Plan. Policy GD2 of the Harborough District Local Plan is concerned with 'settlement development' and paragraph 4.3.1 confirms the following:

'This policy applies to all applications for new build development within and on the edge of settlements identified in the policy (settlements of Selected Rural Village (SRV) status and above in the settlement hierarchy as set out in Appendix F The settlement hierarchy) and replaces limits to development referred to in the Harborough Core Strategy, November 2011, and the 2001 Local Plan. This policy is needed to ensure that development is delivered in appropriate locations and that housing development is in line with Policy SS1 The spatial strategy and the distribution set out in Policy H1 Provision of new housing.'

The focus of the criteria in the policy is to ensure that sites put forward for development are suitable and sustainable in relation to the settlement concerned.'

3.22 Notably, the HLNP makes no reference to adopted policy GD2 of the Harborough District Local Plan. Moreover, it is seeking to reintroduce a planning mechanism which the Council has specifically removed and replaced with a more suitable policy. In so doing, the HLNP is proposing to remove the application of Policy GD2, which it is not able to do.

3.23 Regarding limits to development the HLNP is considered to be inconsistent with the Harborough District Local Plan and national policy. Moreover, very limited evidence is provided to justify the proposed policy, nor does the HLNP assess the proposed policy in relation to adopted Policy GD2 to consider whether it is complimentary or restrictive.

CONCLUSION

4.1 On behalf of our Client, Marrons considers the Parish Council has made good progress in the drafting of its new Neighbourhood Plan, and it is noted that some changes have been made following the Regulation 14 consultation. However, We retain our fundamental concerns regarding consistency and conformity, which we now pass to the Examiner to consider, as outlined within these representations.

4.2 As the HLNP itself states at paragraph 1.6 a neighbourhood plan must meet a set of basic conditions before it can be put to referendum and made. One of these conditions is being in 'general conformity' with the strategic policies for an area. As discussed in these representations, the Parish Council is seeking to re-introduce a limits to development policy which the Harborough District Local Plan has specifically removed in favour of adopted Policy GD2. The two approaches clearly conflict and the draft HLNP policy will restrict the delivery of adopted Local Plan Policy GD2, which it cannot do. Whilst we note the Parish Council's response to this point, that it does not consider this to be an issue, Marrons considers this needs to be properly examined.

4.3 Regarding our Client's Site, we have highlighted some significant inconsistencies with the Parish Council's scoring matrix. It must use correct terminology and designations if it is going to discount or score sites low in under certain criteria. To not do so does not create a sound basis for assessment. We have serious concerns that a site in an elevated position on the outskirts of the settlement can emerge as the most preferable for development, and though we have not assessed the preferred site's assessment within these representations, we do question its validity overall in line with the comments made.

4.4 We consider that our Client's Site is located in a highly sustainable location, adjacent to the development boundary of Tilton on the Hill. This area is considered eminently suitable for future residential development, where this Site can contribute to the housing needs of the local area and 2505238.1.CP August 2024 16 knit into the landscape context.

4.5 The Site is currently maintained as agricultural land and has no physical or technical constraints which would prevent development from taking place. Full technical details are provided within the pre-application request for advice which has

been submitted to the Council. As confirmed in our previous representations, should the Parish Council therefore wish to discuss the Site in further detail we would be happy to do so.

4.6 The Site is greenfield land so contamination from previous uses is not expected to be a significant issue. There are no known significant ecological or environmental constraints associated with this Site. Detail submitted with the pre-application request for advice confirms the Site is capable of sensitive delivery in respect of any landscape and heritage context.

4.7 The Site will assist the Parish Council in the much needed delivery of housing, with the capacity to provide in region of 16 units, or more if required, which are currently proposed as self-build units, as well as an affordable provision.

4.8 As confirmed by the national planning policy reforms, the emerging Local Plan will undoubtedly need to identify and allocate additional land towards meeting its Local Housing Need, including unmet need from neighbouring authorities plus an appropriate buffer for flexibility. Given this, the Parish Council should consider allocating more than the minimum requirement for the local area within the HLNP, to support the emerging Local Plan.

4.9 Overall, it is submitted that this Site can make a positive contribution towards enabling the Council and Parish Council to deliver the visions and strategic priorities for the area. 4.10 As drafted Marrons does not consider that the HLNP meets the set of basic conditions required in order to proceed to referendum and the Examiner is invited to consider the areas highlighted.

Appendix 1 – repeated submission to Regulation 14 consultation (available within the consultation statement)

Appendix 2 HARBOROUGH DISTRICT COUNCIL NEW LOCAL PLAN REGUALTION 18 ISSUES AND OPTIONS
CONSULTATION FEBRUARY 2024
LAND NORTH WEST OF MANOR FARM WALK, TILTON ON THE HILL

INTRODUCTION

1.1 These representations are made on behalf of Met No. 1 Ltd (our “Client”) in respect of its interests at Land North West of Manor Farm Walk, Tilton on the Hill (the “Site”). The representations respond specifically to the Harborough District Council New Local Plan Regulation 18 Issues and Options Consultation (February 2024) (the “draft Local Plan”).

1.2 Harborough District Council (the “Council”) is seeking comments on the draft Local Plan, which marks the first stage in the preparation of a new Local Plan. Representations are invited via a six-week consultation period until midnight on 27 February 2024.

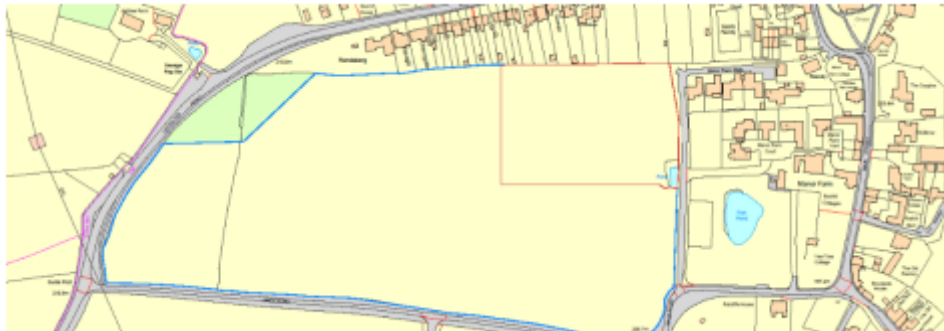
1.3 As part of the consultation the Council has asked specific questions which are contained within this version of the draft Local Plan. Accordingly, Marrons will use these questions to form the basis of these representations as well as commenting on other areas of importance, the evidence base where appropriate and the draft Local Plan's compliance with national policy.

1.4 These representations also confirm our Client's intention to continue to promote its land interests at Tilton on the Hill, which are considered developable, available and achievable. Further detail regarding the Site is provided within these representations, however, Marrons notes that the Council is also currently seeking submissions via a separate Call for Sites process and a separate submission will be made to this process, which should be read alongside these representations.

BACKGROUND AND CONTEXT Land North West of Manor Farm Walk, Tilton on the Hill (the "Site")

2.1 Our Client controls the Site which sits within a single ownership. The Site sits adjacent to Tilton on the Hill, classified as a small village, and extends to approximately 1.56 hectares (see Figure 2.1 below).

Figure 2.1 – Site Location



2.2 Tilton on the Hill is located circa. 9.5km from the Leicester Principal Urban Area and 18km from the sub-regional centre of Market Harborough respectively (as the crow flies). The towns of Oakham and Uppingham within the neighbouring authority of Rutland are both also a short distance away.

2.3 The Site sits adjacent to the core of Tilton on the Hill and is accessed via Manor Farm Walk, a private driveway off Back Road created to serve 9no. detached dwellings constructed in the early

2000's. The settlement boundary borders the application Site to two boundaries, as does the western edge of the Conservation Area for the village.

2.4 Whilst the Site has not been assessed by the Council, it has been assessed as part of the draft High Leicestershire Neighbourhood Plan and achieved the same 'score' as the preferred site. The Neighbourhood Plan is currently undergoing its pre-submission consultation until 4 March 2024 and representations will be submitted in respect of this Site, given our Client has concerns regarding the scoring matrix that has been applied and consider the Site to be the most sustainable for housing delivery.

2.5 Our Client's Site is therefore considered to be well located to the centre of Tilton on the Hill and its services and will serve as a future sustainable extension, to ensure the continued delivery of much needed housing. Planning History

2.6 There is no planning history related directly to the Site, however, our Client has now entered pre-application discussions with the Council and provided detailed technical evidence.

National Policy Context

2.7 The National Planning Policy Framework (NPPF) has recently been revised in December 2023 and contains a number of changes to the previous July 2021 (as amended September 2023) iteration of the NPPF. Paragraph 230 states: 'The policies of that Framework (published on 19 December 2023) will apply for the purpose of examining plans, where those plans reach regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage after 19 March 2024. Plans that reach pre-submission consultation on or before this date will be examined under the relevant previous version of the Framework'.

2.8 Given the Council is currently at Regulation 18 stage and will therefore not reach Regulation 19 stage prior to 19 March 2024, the December 2023 iteration of the NPPF (i.e. the most recent) is applicable to this consultation, and will be referred to within these representations as the "NPPF".

2.9 The NPPF confirms at Paragraph 15 that the planning system should be genuinely plan-led. The presumption in favour of sustainable development applies to plan making and Paragraph 11 states that all plans should promote a sustainable pattern of development that seeks to: meet the development needs of the their area; align growth and infrastructure; improve the environment; mitigate climate change and adapt to its effects. It also states that strategic policies should as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas.

		<p>2.10 Paragraph 16 states that plans should be prepared positively, in a way that is aspirational but deliverable and be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.</p> <p>2.11 Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for housing (including affordable housing), and community facilities (including education). Paragraph 22 continues by stating that strategic policies should look ahead over a minimum 15 year period from adoption and where larger scale developments form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.</p> <p>2.12 Paragraph 23 of the NPPF states that strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.</p> <p>2.13 Paragraph 31 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.</p> <p>2.14 Paragraph 32 recognises the legal requirement for local plans to be informed throughout their preparation by a sustainability appraisal demonstrating how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). It highlights that significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued.</p> <p>2.15 Plans should set out the contributions expected from development, including the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for health). This should not undermine the deliverability of the plan (Paragraph 34).</p> <p>2.16 For a plan to be adopted it must pass an examination and be found to be 'sound'. Paragraph 35 identifies that plans are 'sound' if they are:</p> <p>'a) Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;</p> <p>b) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;</p>
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- c) Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.’

2.17 Paragraph 60 of the NPPF states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

2.18 Paragraph 61 of the NPPF states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach and paragraph 62 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

2.19 Paragraph 70 of the NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 74 of the NPPF continues by stating that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policymaking authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.

2.20 Paragraph 82 recognises that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. 2.21 Paragraph 83 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

REPRESENTATIONS IN RESPECT OF LAND NORTH WEST OF MANOR FARM WALK, TILTON ON THE HILL – RESPONDING TO QUESTIONS WITHIN THE DRAFT LOCAL PLAN
Sustainability Appraisal Question 1: Do you have any comments on the Issues and Options Sustainability Appraisal report? Do you consider the approach appropriate? Do you agree with its findings?

		<p>3.1 Our Client has no specific commentary to make in respect of the Council's Sustainability Appraisal. In line with the commentary made in these representations, the Council will need to ensure that its evidence base appropriately justifies the position taken, with regard to proposed policies in future versions of the draft Local Plan. Local Plan Vision Question 2: Should the Corporate plan be used as a basis for preparing a Vision for the new Local Plan? Question 3: What should the Local Plan Vision say?</p> <p>3.2 Our Client has no specific commentary to make in respect of questions 2 and 3. The Local Plan should help support broader visions and objectives for the region which it is considered the Council is intending to do. Local Plan Strategic Objectives Question 4: Do you agree with the proposed objectives for the new Local Plan? Question 5: Are there any additional suggestions that should be included in the proposed objectives?</p> <p>3.3 Our Client has no specific commentary to make in respect of questions 4 and 5. Duty to Cooperate and Effective Joint Working Question 6: Do you agree with the strategic matters identified by the Council and are there any changes or additions you consider should be made at this stage?</p> <p>3.4 Our Client agrees with the strategic matters identified. The draft Local Plan notes the Leicester and Leicestershire Strategic Growth Plan (SGP) includes an agreed vision and a strategy for the city and county up to 2050 to be delivered through individual authorities' local plans. The SGP is particularly relevant given Leicester City's unmet need and the implications for Local Plans currently being prepared in the county. We understand the local authorities are actively seeking to resolve housing distribution to manage unmet need. Scale of Housing Growth Question 7: What should the housing requirement be in the new Local Plan? Question 8: What level of housing supply contingency should we plan for?</p> <p>3.5 It is not for our Client to determine the housing requirement for the Local Plan. The starting point for calculating housing need is the standard method approach, as outlined within Paragraph 61 of the NPPF. Notably the draft Local Plan confirms that the Housing and Economic Needs Assessment (HENA) does not indicate any exceptional circumstances to depart from the standard method, therefore, Marrons expects the Council to plan for unconstrained need, including any unmet need arising from neighbouring areas.</p> <p>3.6 The draft Local Plan confirms Leicester City as a city where the Government has included an 'uplift' of 35% (applied to the 20 biggest cities). This results in a current unmet need of 18,700 homes to 2036 (paragraph 5.7 of the draft Local Plan). Our Client therefore considers that the Council should plan objectively for the acute housing need facing the district and neighbouring areas.</p> <p>3.7 Regarding a supply contingency, this will depend on spatial objectives and how the Council intends to deliver its needs consistency across the plan period. It is considered a range of sites should be</p>
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considered to maintain supply, complimented by a sensible and robust supply contingency. Plan Period Question 9: Do you agree the start of the plan period should be 2020 and an end date of 2041?

3.8 Our Client does not consider a base date of 2020 is suitable, given that predates this consultation by 4 years. Moreover, adoption is scheduled for 2026 and there appears no rationale to have a base date set 6 years prior to the adoption of the Local Plan.

3.9 The current Local Plan was adopted in April 2019 which notably is also within a year of the intended base date of the new Local Plan. Notwithstanding, the current Local Plan period extends from 2011-2031 and it would be appropriate to ensure the base date for a new Local Plan takes account of this.

3.10 The Council should evidence its position clearly, however, our Client considers that the base date should relate to the preparation of the Local Plan and associated consultation process. Marrons therefore suggests that the plan period should be 2023-2041 as a minimum. Settlement Hierarchy Question 10: Do you agree the proposed settlement hierarchy is appropriate? If not, how should it be changed?

3.11 The Local Plan Review proposes a Settlement hierarchy (paragraph 5.18) based upon the findings of the Harborough District Council Settlement Hierarchy Assessment October 2023. The methodology includes an assessment of services and facilities available within a settlement, but also considered accessibility to services and facilities elsewhere by public transport as such provision can contribute towards the sustainability of a settlement. This is considered a sensible approach in the context of the settlement pattern within Harborough. Housing Spatial Options Question 11: Do you agree with the options considered for the location of housing development? Should any of the options be changed or additional options included? Question 12: Which option or options for the location of homes do you consider to be the most appropriate? This could be one of the options or a mix of several.

3.12 The Council has assessed its proposed options through the Harborough Local Plan: Issues and Options Consultation Sustainability Appraisal January 2024. It is evident from this appraisal that the Council has no clear preference at this stage and considers all options are capable of accommodating the required level of growth.

3.13 As noted earlier, it is imperative that the consistent supply of homes is considered alongside the need to meet the requirement. A strategy which distributes delivery, as well as focussing on the suitability of settlements would be the most appropriate option.

3.14 Our Client therefore considers that whilst all options should be considered at this stage, those options which propose to deliver the requirement in one location or via a small number of strategic sites, could lead to deliverability issues for the Council – it must be a blended approach to ensure the regeneration, resilience, vitality and viability of existing settlements continue to improve and prosper,

		<p>alongside the delivery of homes. Of those put forward, options 1, 2 and 3 are considered to be the most appropriate. Questions 13 – 22</p> <p>3.15 Our Client has no specific commentary to make in respect of questions 13. Small and Medium Housing Sites Requirement Question 23: How should we diversify the housing market in the District to meet the requirement to provide more housing on smaller sites (one hectare or less in size)? Question 24: If you have promoted a site for development, would you consider sub-dividing the site to allow small and medium housebuilders or self-builders to enter the housing market?</p> <p>3.16 Our Client supports diversity in the housing market and considers the provision of self-build plots on medium-large sites to be a sensible solution. Our Client would welcome further discussions on this topic, to understand how the Site might contribute to this aspect of the Local Plan. The aforementioned submitted pre-application request for advice confirms our Client's intention to provide 6no. self-build plots, which would help contribute to the Council's current shortfall in this area (circa 60 units). Site Selection Methodology Question 25: Do you agree with the stages in the site selection methodology? Question 26: Are there any other factors you think should be considered when selecting sites for development?</p> <p>3.17 Our Client supports the Council's approach in seeking additional sites for development and considers that this supports the aim of the Local Plan in seeking to accommodate the identified need (including unmet need).</p> <p>3.18 Notwithstanding, Marrons is concerned that Stage 3 of the methodology refers to the preferred spatial strategy, before assessing the sites put forward. We consider that the range of sites put forward should be considered in line with the spatial strategy options, to determine which options are deliverable. Simply not according with a preferred strategy does not necessarily render a site less sustainable than another.</p> <p>3.19 The draft Local Plan refers to the consideration of emerging policies and our Client considers it important to understand the planned and future growth of areas when assessing sites for suitability. Questions 27 - 43</p> <p>3.20 Our Client has no specific commentary to make in respect of questions 27- 43. Mix of Housing Question 44: Should the mix of sizes apply to all developments or only those over a set size threshold? Question 45: How should the plan deal with the demand for bungalows?</p> <p>3.21 Our Client considers that house-types and sizes should be considered on a site by site basis, with reference to the need with the local area and the viability of the site. The HENA is a useful starting point to capture broad needs, however, it cannot be used as a blanket approach without considering the local context of a site. It would be appropriate therefore to consider making provision for a sliding scale and</p>
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local factors. Older Person and Specialist Housing Question 46: Should the plan make specific site allocations for specialist housing or require a proportion on sites over a specified size threshold?

3.22 Provision for specialist housing requires specific considerations to be taken into account. Where one site might be suitable for the delivery of such housing, others might not. Whilst a proportionate approach may therefore distribute specialist housing across the district, it may limit the options for developers and specific allocations may be more appropriate. The Council will need to support its decision with evidence from industry experts and it should assess sites put forward with this end use in mind. Our Client would be pleased to discuss this further in relation to its Site. Questions 47 - 51

3.23 Our Client has no specific commentary to make in respect of questions 47- 51. Self-build and Custom Housebuilding Question 52: How should the Local Plan address meeting demand for self-build and custom housebuilding? Question 53: Should large sites be required to provide a percentage of their plots as serviced plots for self-build? Question 54: Should the plan make site specific allocations for selfbuild and custom housebuilding?

3.24 Please see our response to paragraph 3.16 above. Our Client would be pleased to discuss this further with the Council in respect of its Site and would encourage engagement via the submitted pre-application request for advice. Questions 55 - 60

3.25 Our Client has no specific commentary to make in respect of questions 55- 60.

CONCLUSION

4.1 On behalf of our Client Marrons considers the Council has made good progress in the drafting of its new Local Plan and trusts that the above commentary is helpful.

4.2 Regarding our Client's Site, having reviewed the draft Local Plan we consider that the Site is located in a highly sustainable location, adjacent to the development boundary of Tilton on the Hill. This area is considered eminently suitable for future residential development, where this Site can contribute to the housing needs of the local area.

4.3 There are a number of local services and facilities located close to the Site and the accompanying Call for Sites submission will confirm the Site as suitable, available and achievable for future development.

4.4 The Site is currently maintained as agricultural land and has no physical or technical constraints which would prevent development from taking place. Full technical details are provided within the pre-application request for advice which has been submitted to the Council.

4.5 The Site is greenfield land so contamination from previous uses is not expected to be a significant issue. There are no known significant ecological or environmental constraints associated with this Site.

Detail submitted with the pre-application request for advice confirms the Site is capable of sensitive delivery in respect of any landscape and heritage context.

4.6 The Site will assist the Council in the much needed delivery of housing, with the capacity to provide in region of 16 units within the plan period, which are currently proposed as self-build units, as well as an affordable provision.

4.7 The draft Local Plan will undoubtedly need to identify and allocate additional land towards meeting its Local Housing Need, including unmet need from neighbouring authorities plus an appropriate buffer for flexibility. Given this, an allocation for Land North West of Manor Farm Walk, Tilton on the Hill would contribute to the supply of homes.

4.8 Overall, it is submitted that this Site can make a positive contribution towards enabling the Council to deliver its vision and its strategic priorities, which our Client is very happy to discuss further with the Council as appropriate.

Criteria	A	B	C	D	E	F	G	H	I	J	K	L
	West of Melton Road	Between Melton Road and Marefield Lane	East of Marefield Lane	North of Oakham Road	South of Oakham Road	North of Loddington Road	South of Loddington Road	Land to rear of Ratcliffe House, Main Street	Adjacent to Manor Farm Court	West of Manor Farm Walk	South of Oakham Road, Halstead	Hindly Ridge, Loddington Road
HW1	Access to open space	O	O	O	O	O	O	O	O	O	O	O
HW2	Access to community facilities (Village Hall)	G	G	G	G	G	G	G	G	G	G	O
HW3	Access to community facilities (Village Stores)	G	G	G	G	G	G	G	G	G	G	O
HW4	Access to community facilities (Playing Field)	G	G	G	G	G	Y	Y	G	G	G	O
NE1	Could allocation of the site have a potential impact on a Site of Special Scientific Interest (SSSI)?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NE2	Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserves, Potential Wildlife Sites or any other site of wildlife value such as Ancient Woodland (including where Biodiversity Action Plan (BAP) species have been recorded)?	Y	Y	Y	Y	Y	O	O	Y	O	Y	Y
NE3	Would allocation of the site result in the severance/ partial severance of a wildlife corridor?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NE4	What is the potential impact on Tree Preservation Orders (TPOs)?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NE5	Could the site have an adverse effect on Area of Separation (AoS)?	Y	Y	R	R	R	Y	Y	Y	Y	Y	Y
NE6	Could development of the site lead to the remediation of land potentially affected by contamination or be subject to land instability?	Y	Y	Y	Y	Y	Y	O	Y	Y	Y	Y
NE7	Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Y	Y	O	O	O	O	O	O	O	O	O
NE8	Would allocation of the site result in the loss of Best and most Versatile Agricultural land?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
RI	Is the site (or part of) within an identified flood zone?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
H1	Potential for direct impacts upon designated heritage assets.	R	Y	Y	O	O	R	R	O	O	O	Y
H2	Potential for direct impacts upon non-designated heritage assets.	O	O	O	O	O	O	O	O	O	O	O
H3	Impacts on the setting of the built environment?	Y	Y	Y	O	O	O	O	O	O	O	Y
H4	Capacity of the landscape to accommodate development, while respecting its character.	R	R	R	R	R	R	R	R	R	R	R
RU1	Would allocation of the site result in the use of previously developed land?	O	O	O	O	O	O	O	O	O	O	O
EH1	Would site development lead to the loss of employment land?	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
EH2	Will the site help to meet local housing needs?	O	O	O	O	G	O	Y	Y	O	G	O
EH3	Availability	Y	O	O	O	O	O	O	O	R	O	O
CCL	Increase community cohesion	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	R
I1	Is the site: a) within 150m of a high pressure gas pipeline? b) affected by overhead electricity cables?	O	Y	Y	Y	Y	O	Y	Y	O	O	Y
I2	Highway access	O	Y	R	O	O	R	R	O	Y	Y	O
I3	Footways	O	O	O	Y	O	R	R	O	Y	Y	O
	Green	3	3	3	3	4	2	2	3	3	3	4
	Yellow	13	15	11	11	10	10	12	11	13	12	9
	Orange	7	6	7	9	9	9	7	10	7	9	10
	Red	2	1	4	2	2	4	4	1	2	1	2
	Rank (least red)	4	1	9	4	4	9	9	1	4	1	4
	Rank (most green)	3	3	3	3	1	10	10	3	3	3	1

			Appendix 4 to Marrons representation – Site Assessment Framework
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Site Assessment Framework

1. Introduction

- 1.1 The Harborough Local Plan was adopted in April 2019. The Local Plan identifies Tilton on the Hill as a Selected Rural Village and Policy H1 requires Tilton on the Hill village to provide for a minimum of 35 new homes over the period to 2031.
- 1.2 To meet this requirement, the High Leicestershire Neighbourhood Plan will need to allocate one or more sites for new housing. National planning practice advises that neighbourhood plan groups should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. This Site Assessment Framework sets out how sites will be assessed for the allocation of land for housing development.

2. Where did the site suggestions come from?

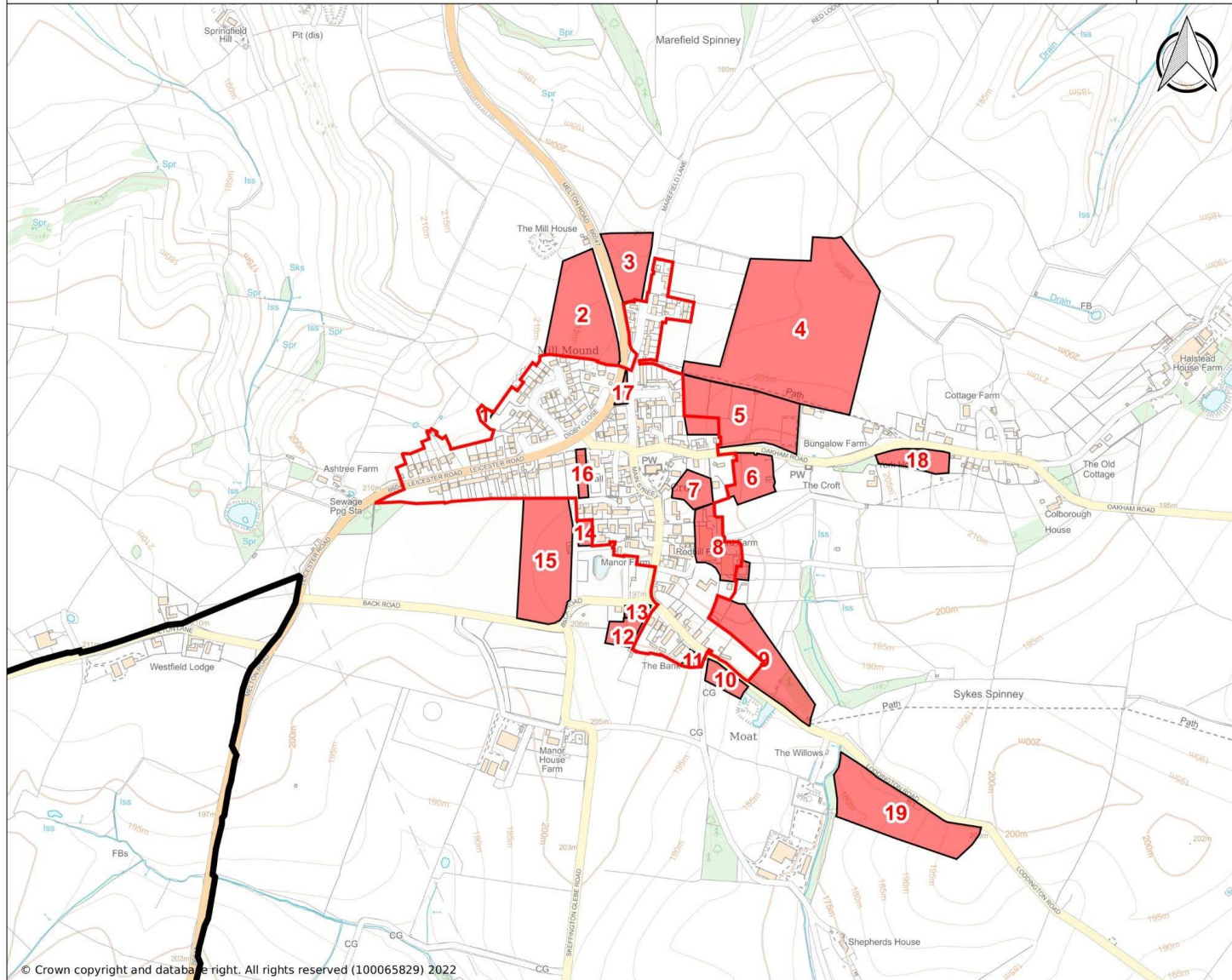
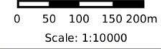
- 2.1 The starting point for the identification of potential housing sites (and numbering) was a piece of work undertaken by the High Leicestershire Neighbourhood Plan Group in 2019. 19 potential housing sites at Tilton on the Hill were identified, although two of these- St Peter's churchyard and the Queen Elizabeth II Playing Field, have not been taken forward.
- 2.2 The initial work undertaken by the Neighbourhood Plan Group was updated in 2022. A local 'call for sites' was also undertaken, but no additional sites were identified.
- 2.3 Local Planning Authorities (LPAs) are required to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) that provides evidence on the potential supply of housing and economic land. The Harborough Strategic Housing and Economic Land Availability Assessment (SHELAA) for 2021 represents the position on land availability within the district and was published in 2022. The SHELAA identified two sites (18 and 19) that had not previously been considered by the Neighbourhood Plan Group.
- 2.4 All 19 sites are shown at Map 1.

Housing Site Options

Tilton on the Hill and Halstead

Author:

Date: 08/12/2022



Housing Site Options (long list)



Limits to Development



Neighbourhood Area



3. Housing Requirement

- 3.1 In October 2022, Harborough District Council published its annual [Housing Land Supply](#) position statement. Since 2018/19 the District Council has recorded housing commitments at the Rose & Crown PH (8- [18/01154/FUL](#) etc), Sycamore Works on Old Melton Road (1- [19/01999/FUL](#)) and land adjoining The Old Vicarage (1- [19/00810/FUL](#)) - 10 net additional dwellings. The Local Plan housing requirement of 35 new homes over the period to 2031 can therefore be reduced by 10 dwellings to 25.
- 3.2 The residual housing requirement of 25 dwellings can be met by allocating site(s) housing and a policy for windfall¹.

4. WINDFALL

- 4.1 The Harborough Local Plan identifies Tilton on the Hill as a settlement suitable for infill development. This refers to the development of vacant and under-developed land within the main built-up areas of the village.
- 4.2 Limits to Development for Tilton on the Hill have been used to guide development for many years but are no longer defined by the Harborough Local Plan. To clarify where development would be acceptable, our Neighbourhood Plan can define new Limits to Development which take account of the character of the village, recent and proposed developments. Outside the Tilton on the Hill Limits to Development, new build residential development will not normally be permitted.
- 4.3 Sites 1, 7, 8, 11, 16 and 17 lie within draft Limits to Development and would be considered infill development. Therefore, there is no need to specifically allocate these sites for development. However, not all of these are available or suitable for development. For example, Sites 7 and 11 do not have the owner's support for inclusion while site 8, Chard Farm, was the subject of an outline planning application ([16/01481/OUT](#)) for redevelopment to provide up to five new dwellings, but was withdrawn following Highway Authority objections. Therefore, only a modest allowance for windfall can be made and infill alone would not be sufficient to meet the housing requirement.

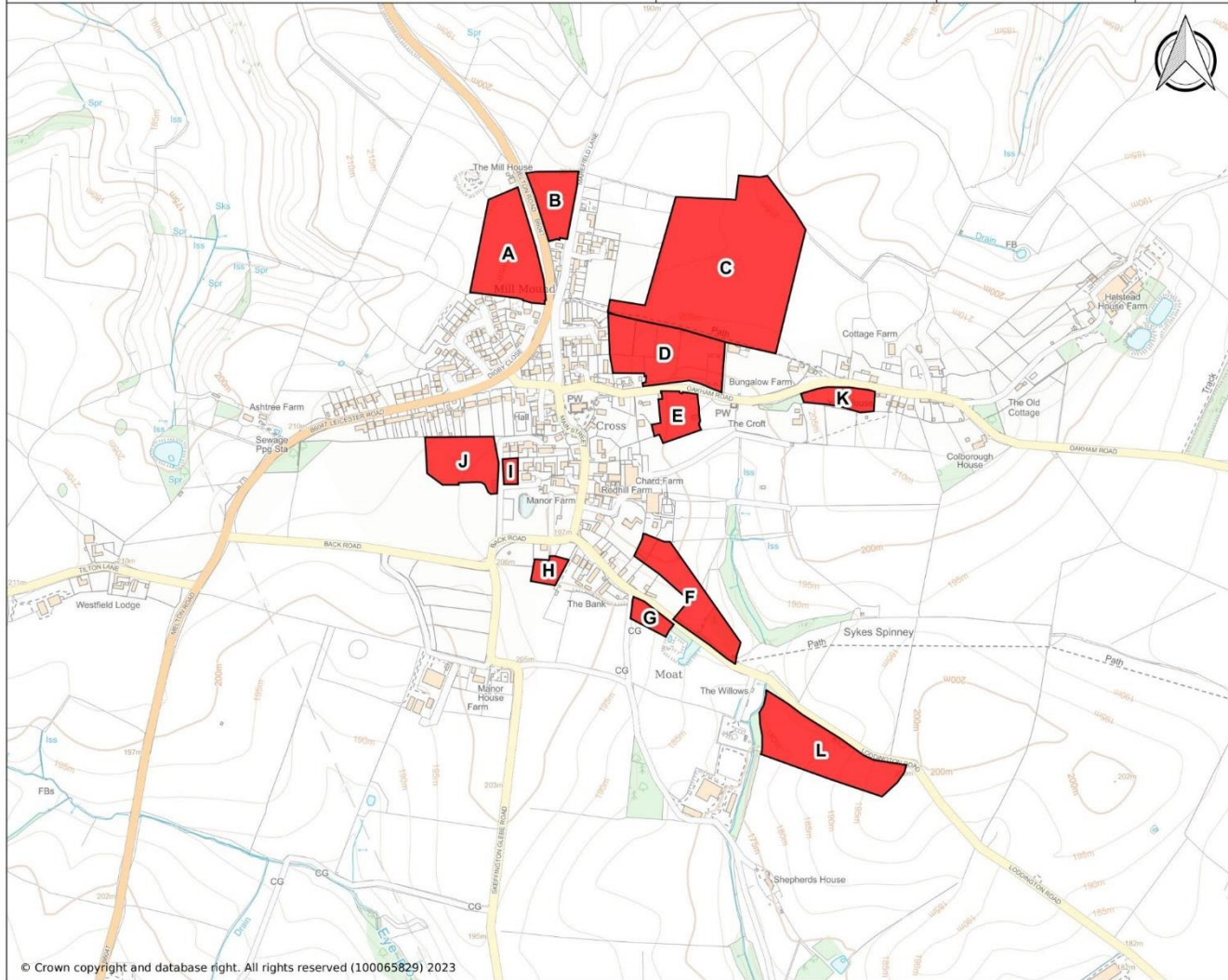
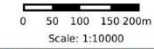
¹ Sites not specifically identified in the development plan

Housing Site Options

Tilton on the Hill and Halstead

Author:

Date: 06/04/2023



Housing Site Options (short list)



5. HOUSING SITE OPTIONS

- 5.1 The Neighbourhood Plan must identify specific, developable sites to meet the remaining requirement for around 15-21 dwellings. There are 13 sites outside the draft Limits to Development, but not all are available for development- in particular, Site 13 does not have owner support. There are likely to be other sites where there are legal or ownership impediments to development. Notwithstanding, the

remaining 12 housing site options (Map 2) are to be assessed².

6. SITE ASSESSMENT CRITERIA

- 6.1 Sustainability Appraisal (SA) is a process for considering and communicating the likely effects of plans, with a view to avoiding and mitigating negative effects and maximising the positives. A [SA](#) of the Harborough Local Plan was a legal requirement and it allowed Harborough District Council to assess its plan against a set of sustainability objectives developed in consultation with key stakeholders. Site options were appraised using a [SA site appraisal framework](#) which provided a largely objective process for identifying the potential constraints and benefits associated with each site option.
- 6.2 The same site appraisal framework has formed the basis of the Site Assessment Criteria to be used in the allocation of housing site(s) for the Neighbourhood Plan. Some of the criteria have been deleted or adapted to reflect local circumstances. In particular, Tilton on the Hill has poor access to services and facilities, so there is little to differentiate sites in terms of accessibility to jobs, health services, education, leisure centre, Principal Road Network, Household Waste Recycling Centre, library and education.
- 6.3 In total there are 25 Site Assessment Criteria to be applied to the 12 housing site options. No weighting is applied to the criteria.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
Health and Wellbeing						
HW1	<p>Access to open space</p> <p>Access to local natural greenspace (ANGST). To what extent do the sites meet the following ANGST standards?</p> <p>1. Natural greenspace at least two hectares in size, no more than 300 metres from home;</p> <p>2. At least one accessible 20 hectare greenspace site within 2km of home.</p>	Standards met for both criteria	Standards met for one criteria only	Standards not met for either criteria	N/A	<p>Walking distance, measured from centre of site.</p> <p>A negative impact is scored where standards are not met as it would require further consideration of mitigation measures. In some instances development could enhance provision, but this is not assumed at this stage.</p> <p>ANGST is considered a useful measure of the sustainability of locations.</p>
HW2	<p>Access to community facilities</p> <p>Tilton Village Hall</p>	<800m away	800m – 1200m away	1200m-3km away	>3km away	Walking distance, measured from centre of site.
HW3	<p>Access to community facilities</p> <p>Tilton Village Stores</p>	<800m away	800m – 1200m away	1200m-3km away	>3km away	Walking distance, measured from centre of site.
HW4	<p>Access to community facilities</p>	<800m away	800m – 1200m away	1200m-3km away	>3km away	Walking distance, measured from centre of site.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
	Queen Elizabeth II Playing Field					
Natural Environment						
NE1	Could allocation of the site have a potential impact on a Site of Special Scientific Interest (SSSI)?	N/A	>400m	<400	Within or adjacent to a designated site (<50m from site boundary)	It is Natural England's view (based on recent research into access onto heathland) and other factors) that the area within 400m* of a SSSI is where additional development could have a substantial impact. It is assumed that sites within or adjacent to (<50m) a wildlife site are more likely to have a direct impact.
NE2	Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, Potential Wildlife Sites or any other site of wildlife value such as Ancient Woodland (including where Biodiversity Action Plan (BAP) species have been recorded)?	N/A	<200m No BAP species recorded	Contains or is adjacent to (50m) a local wildlife site / BAP species have been recorded within 50m of the site. Suitable for biodiversity offsetting.	Contains a locally important site not suitable for biodiversity offsetting	The thresholds used are greater for SSSIs to reflect their national significance. It is recognized that proximity does not necessarily equate to impacts as this is dependent upon the scheme design and type/condition of wildlife sites. *Measured from site boundaries

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
NE3	Would allocation of the site result in the severance/ partial severance of a wildlife corridor	N/A	Wildlife corridor unaffected	Partial severance of wildlife corridor	Total severance of wildlife corridor	Involves a degree of subjectivity as to what constitutes 'partial' or 'total'. This depends on the nature of the corridor.
NE4	What is the potential impact on Tree Preservation Orders (TPOs)	N/A	No TPOs on site	TPOs present that could potentially be protected (i.e. confined to boundaries)	Multiple TPOs that would be difficult to protect (i.e. scattered throughout)	Development on a site containing multiple TPOs that are not confined to one area would be likely to result in unavoidable loss of these assets.
NE5	Could the site have an adverse effect on Area of Separation (AoS)	N/A	Development outside of AoS	Site partially in AoS	Site fully in AoS	It is acknowledged that development in or adjacent may or may not have a negative / positive impact and that this is also dependent upon layout/ design and sensitivity.
NE6	Could development of the site lead to the remediation of land potentially affected	Site is potentially contaminated and could be remediated.	Site is not thought to be contaminated or subject to land instability issues	Site is potentially contaminated but may be difficult to remediate.	N/A	Most contaminated land is unlikely to be remediated without development funding. The presence of contamination could therefore be viewed positively where viability is not adversely affected.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
	by contamination or be subject to land instability?			Site is subject to land instability.		The effects of land instability may result in landslides, subsidence or ground heave. Failing to deal with this issue could cause harm to human health, local property and associated infrastructure, and the wider environment.
NE7	Does the site fall within a Drinking Water Safeguard Zones (Surface Water), as identified by the Environment Agency?	N/A	Falls outside	Site falls within Drinking Water Safeguard Zones (Surface Water)	N/A	Drinking Water Safeguard Zones (Surface Water) are catchment areas that influence the water quality for their respective Drinking Water Protected Area (Surface Water). They are identified where the protected area has been assigned as being "at risk" of failing the drinking water protection objectives of the Water Environment (Water Framework Directive) (England & Wales) Regulations 2017. Safeguard Zones are one of the main tools for delivering the drinking water protection objectives. These Safeguard Zones are a non-statutory,

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
						joint initiative between the Environment Agency and water companies that define areas where actions and measures will be targeted to address water contamination and avoid or <u>minimise</u> extra treatment needed by water companies. Impacts, sources, actions and measures proposed for each Safeguard Zone are provided in accompanying Action Plans which are periodically reviewed and updated.
NE8	Would allocation of the site result in the loss of Best and most Versatile Agricultural Land?	Does not contain any agricultural land grade 1-3b	Contains less than 10 hectares of agricultural land 1-3	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3	Contains more than 20 hectares of agricultural land class 1-2	Although there is little guidance, the loss of 20 hectares triggers consultation with DEFRA/Natural England, which can be considered significant.
Resilience						

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
R1	Is the site (or part of) within an identified flood zone?	N/A	Site predominantly within flood zone 1 (>80%)	Contains areas of flood zone 2/3	Site predominantly in flood zone 2/3	Provided that a site is not wholly within a flood zone 2/3 it should be possible to avoid and/or mitigate impacts. However, proximity to zone 1 is preferable as it reduces the risk and potential cost of mitigation. Sites wholly within zones 2 and 3 should be sieved out. However, for those sites where it is considered mitigation could still be implemented a 'red' categorization is given.
Heritage						
H1	Potential for direct impacts upon designated heritage assets. <ul style="list-style-type: none"> • Conservation Area • Nationally listed buildings • Scheduled Monuments • Registered Park or Garden 	N/A	No designated heritage assets within or adjacent (50m) to the sites	Site contains or is within 50m from: Grade II/II* heritage features Conservation Area, Ancient Monument or Park/Garden	Site contains or is within 50m from: Grade I heritage features, Ancient Monument or Park/Garden	The criteria combine a consideration of various heritage features to avoid potential duplication. E.g. an asset could be listed, in a consideration area and also a SM. Proximity to heritage assets does not necessarily mean that impacts will occur, but it is assumed that they may be more likely.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
H2	Potential for direct impacts upon non-designated heritage assets. • Features of Local Heritage Interest • archaeological remains • Ridge and Furrow	N/A	No non-designated heritage assets within or adjacent (50m) to the sites	Site contains or is within 50m from non-designated heritage asset	N/A	Although such heritage assets may not be nationally designated, they may be offered a level of protection through our Neighbourhood Plan.
H3	Impacts on the setting of the built environment?	Site contains vacant buildings / buildings at risk / derelict land that could be enhanced	Setting not likely to be affected	The setting and significance of a heritage asset may be affected	The setting and significance of a heritage asset will be harmed by the site.	Reliant upon professional opinion. Impacts likely to be determined utilizing Conservation Area Statement and Design Code.
H4	Capacity of the landscape to accommodate development, while respecting its character.	High	Medium-high Medium	Medium-low	Low	Relies upon the findings of Landscape Character Assessments and professional judgement.
Resource Use						
RU1	Would allocation of the site result in the use of	Predominantly brownfield (>70%)	Partial Brownfield (>30%)	Site is predominantly	N/A	The majority of available land is not brownfield, so criteria need to reflect that impacts are likely. Previous

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
	previously developed land?			Greenfield (>70%)		Developed Land defined by National Planning Policy Framework.
Housing and Economy						
EH1	Would site development lead to the loss of employment land?	N/A	Agricultural land	Yes – low quality	Yes – High quality	Quality defined in existing Employment Area Review.
EH2	Will the site help to meet local housing needs?	Site could provide 10-20 dwellings	Site is would provide less than 10 dwellings.	Site is would provide more than 20 dwellings.	N/A	Provision of affordable housing should not be sought for residential developments that are not major developments i.e. development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. Provision of 10-20 dwellings would meet housing requirement. Does not consider viability.
EH3	Availability	N/A	Site in single ownership and with developer interest.	Site in multiple ownership or with minor issues which can be resolved.	Site in multiple ownership with unwilling partners, or in single ownership but	

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
				Site in single ownership but no known developer interest.	not actively promoted	
Community Cohesion						
CC1	Increase community cohesion	Site provides opportunities to integrate with rest of local community by providing new foot/cycle/bridleway linkages across the site and into existing <u>neighbourhoods</u> .	Site has no connections with <u>neighbouring</u> areas.	Existing routes need to be re-directed.	Existing routes are blocked or re-directed preventing people from walking through the site to get somewhere else. Site is remote	Building for Life 12: 1 (connections)
Infrastructure						
I1	Is the site: a) within 150m of a high pressure gas pipeline? b) affected by overhead electricity cables	N/A	No constraints	Yes but mitigation unlikely to be difficult	Yes, mitigation anticipated to be difficult / costly	Sites intersected by such constraints (particularly smaller sites with less room to provide a buffer) would not be feasible and / or mitigation would be costly.

Ref.	Site Appraisal Criteria	Promotes sustainable growth	Unlikely to have a major impact on trends	Mitigation may be required / unavoidable impacts	Mitigation likely to be required / unavoidable impacts	Rationale, assumptions and limitations
12	Highway access	N/A	There is safe vehicular access to a public highway	It is possible to create a safe vehicular access to the public highway	There is little potential to create a safe vehicular access to the public highway	Has regard to community highway concerns.
13	Footways	N/A	There are existing footpaths/pavements accessing the site that provide links to the settlement centre.	It is possible to create new, safe footpaths/pavements from the site to the settlement centre	There is little potential to provide safe footpaths/pavements from the site to the settlement centre.	

Appendix 5 Tilton on the Hill Parish Council Minutes

TILTON ON THE HILL PARISH COUNCIL

Parish Council Meeting 12th August 2024 Commencing at 7.30pm Tilton Village Hall

40/24	Present: Cllr Crankshaw (Chair) Cllrs Ball, Bouch, Elliott and Stoate Mrs Jennifer Saville (Clerk) Residents: Mr Edward Davies and Ms Joanna Pritchard	Action:
41/24	Apologies for absence Cllr Dawkins, Cllr Simon Galton	
42/24	Declaration of members' Disclosable and/or Pecuniary Interests for the current meeting. There were no declarations made at or during the meeting.	

43/24	<p>Opportunity for County/District Councillors and Members of the Public to speak.</p> <p>See Members of the Public remarks under “Neighbourhood Plan” - 46/24 below.</p> <p>Ms Pritchard spoke regarding the Oakham Road and the overgrown hedges which were making existing onto the Oakham Road very difficult, (there had been a recent fatality on the road).</p> <p>Cllr Ball said she would speak with the local farmer regarding his hedge.</p>	Cllr Ball to action
44/24	<p>Approve and Sign minutes of both the Annual Parish Meeting and Annual Parish Council Meeting held on 13th May 2024</p> <p>Minutes of both the Annual Parish Meeting and Annual Parish Council Meeting having been unanimously approved by Councillors, were signed at this meeting.</p>	
45/24	<p>Matters arising from the minutes of the Annual Parish Meeting and Annual Parish Council Meeting, both held on 13th May 2024.</p> <p>At the Annual Parish Council Meeting, a parishioner, Mr Ellard, asked what the minimum legal distance was between rumble strips and also to the nearest house/property on the highway.</p> <p>LCC have since responded to the query stating that rumble strips are not laid within 200 metres of residential properties due to their noise. They</p>	

	<p>also state that they “would not recommend them on the approach to villages and not within 200m of any house”.</p> <p>This information was forwarded to Mr Ellard on 31st May 2024.</p>	
46/24	<p>Neighbourhood Plan – report</p> <p>The documentation required by Harborough District Council, namely the Submission Draft Neighbourhood Plan, Consultation Statement and Basic Condition Statement were sent to HDC on 27th June 2024. These documents were also uploaded to the Parish Council website.</p> <p>Mr Matt Bills at HDC confirmed on 3rd July as follows: “I have completed the validation check for the High Leicestershire Neighbourhood Plan (attached) and we have everything required to proceed to Regulation 16 consultation.”</p> <p>The 6 week consultation period runs from Monday 22nd July to Wednesday 4th September. Posters were put up in each village/hamlet within the Plan area and a copy of the Neighbourhood Plan Submission Draft was placed in the Church together with representation forms. Completed forms are to be returned to HDC by 04.09.2024. Clerk to put poster in the Shop.</p> <p>Mr Matt Bills copied the Clerk into an email he had sent to RICS on 7th August applying for recommendations of suitably qualified examiners for the Plan.</p> <p>Professor Edwards said: Firstly - the current 30mph speed limit on the B6047 going out of the village towards Melton Mowbray is more like 40/50mph as vehicles speed up going round the bend. Developing the land on Marefield Lane will possibly only slow traffic approaching from Melton Mowbray. However additional traffic on Marefield Lane may also cause a traffic problem. He said that the decision was not considered to be the “best” but considered the “easiest” because the landowner agrees to sell his land for all 23 houses as required in the Plan. Secondly – Mr Davies produced a photograph of the view, which will be lost if it was built upon. Thirdly - many years ago a wind turbine applied for, this was rejected because of the view. He said that other housing site options are available.</p> <p>The Clerk to furnish Professor Davies with an email report from Roberts Consulting regarding the road issue.</p>	<p>Clerk to action</p> <p>Clerk to action</p>
47/24	<p>Current Planning Applications</p> <p>24/00172/FUL Change of use from disused quarry to camp site, erection of shower block and hardstanding for chemical toilets (resubmission of 23/00588/FUL Emily’s Cut, Oakham Road, Tilton</p>	

	<p>Conditional approval for 12 months</p> <p>Cllr Elliott reiterated details of her email suggesting that Mr Parks, the owner of Emily's Cut, add a Terms and Conditions to their booking site regarding noise, and that no weapons were allowed on the site - stating no booking could be accepted unless the relevant box had been ticked acknowledging that requirement.</p> <p>The letter to be sent to Mr Parks should also make mention of the great irritation being caused by campers on the site, especially late at night.</p> <p>The Clerk is also to email Harborough District Council regarding the issue of weapons on the site.</p> <p>24/00396/OUT Outline application for the erection of up to 90 lodges and associated ancillary buildings (some matters reserved) Land OS5000 Launde Road, Tilton on the Hill Pending</p> <p>24/00444/FUL Demolition of existing garage and conservatory and erection of 2 storey side extension. 2 Stone Lodge Cottage, Launde Road, Tilton Refused</p>	<p>Clerk to action</p> <p>Clerk to action</p>
<p>48/24</p>	<p>Financial Reports</p> <p>A. Annual Audit – Internal Audit and Annual Governance Statement The Clerk confirmed that the Annual Governance and Accountability Return for 2023/24 Form 3 had been forwarded to SA Moore, the external reviewers, confirmation of acceptance is still outstanding.</p> <p>All relevant information has been posted on the Parish Council website together with the Exercise of Public Rights as required under the Transparency Regulations.</p> <p>A. Budget progress to date The budget progress has been demonstrated as £11,555.00 remaining to be spent during the year from a total of £17,000.00. This figure does not include Parish Council monies held on behalf of the Playing Field Committee and the Neighbourhood Plan Committee (totalling £8942.44).</p>	
<p>49/24</p>	<p>Financial Reports</p> <p>A. Annual Audit – Internal Audit and Annual Governance Statement The Internal Audit had been completed by the internal auditor supplied by LRALC who stated "I have examined council business, including policies, agendas and minutes, accounting and financial statements and other relevant documents necessary to complete this audit. There were no matters raised on the Internal Audit for 2022/23".</p> <p>B. Payments out since last meeting (13th May 2024) 10.05.2024 100423 Zurich Municipal Insurance 754.99</p>	

14.05.2024	100424	Mr J Dykes	Signs	38.38	
10.06.2024	100425	M&BG Ltd.	Mowing	160.00	
24.06.2024	100426	M&BG Ltd.	Mowing	160.00	
30.06.2024	100427	Mrs J Saville	Wages	1123.20	
30.06.2024	100428	Mrs J Saville	Expenses	31.79	
30.06.2024	100429	M&BG Ltd	Mowing	160.00	

Payments due out this meeting (12/08/2024)

12.08.2024	100430	Parish On-Line	Annual Subscription	75.60	
12.08.2024	100431	M&BG Ltd	Mowing	160.00	

Balance at **HSBC Bank** as at 12.08.2024 **£22,130.06**

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** This figure includes first half precept monies received - £8,500

The balance also includes monies in hand for:

Playing Field Committee:	2,963.57	
Neighbourhood Plan Committee	5,978.87	£ <u>9,956.45</u>

Balance **£ 12,173.61**

Balance at **NS&I** **£ 5,683.32**

C. Completion of new Bank Mandate

D. Grant Forms distribution

Completed Grant Forms had been received from the Village Hall, the Sports Club and the Church, total spend as follows:

Tilton Village Hall	2,243.91
Tilton Sports Club	650.00
Tilton Church	<u>2,300.00</u>
	5,193.91

Maximum possible spend is £5,221.23 – this equates to 10.81 per head on the electoral role (483)

The Grant Forms were all accepted by Councillors and these monies will be distributed when the second tranche of precept has been received (usually in September)

50/24	<p>Annual Review of Control Documents</p> <p>All Control Documents had been the subject of Review at the May meeting as requested by the Internal Auditor.</p> <p>The Internal Auditor requested that the Parish Council have a Reserves Policy in place. A draft Policy had been shared with Councillors prior to this meeting. The Policy will be formally adopted at the Annual Parish Council Meeting in May 2025.</p>	
51/24	<p>Correspondence received</p> <p>Trees at Village Hall. An email had been received from Mr Philip Wilkinson, the owner of Number 8 Rose Court, stating that the trees on land at the Village Hall are close to his chimney pots and a safety issue regarding the children’s play area and covering telephone line and electric cable above the play area.</p> <p>The Clerk reported that she had corresponded with LRALC regarding the matter of the “ownership” of the Village Hall land and the requirement of the Parish Council to contribute to the works required to the trees, and LRALC confirmed that the Parish Council had no requirement to contribute towards any works.</p> <p>Cllr. Crankshaw is to attend the next Village Hall meeting.</p> <p>An email had been received from a walker reporting a deep hole in the footpath leading from Loddington Road to Halstead. The Clerk and her husband had walked the path and erected a “Warning deep hole” sign next to the hole and she immediately reported the matter to the Managing Agents of the land, Andrew Granger, on behalf of the owners, Wyggeston Hospital Charities.</p> <p>Having walked again over the land, the Clerk confirms that the sign has disappeared and the hole could not be seen.</p> <p>However, there was extensive overgrown foliage in this area, which is a narrow path between two fences, making walking extremely difficult – she has notified the Obstructions Secretary at the Leicestershire Footpaths Association accordingly who has stated that the matter should be reported to Leicestershire County Council. The Clerk has actioned this.</p>	<p>Cllr Crankshaw to action</p>
52/24	<p>Clerk’s Report</p> <p>The Clerk reported that Cuttlefish had taken over the website hosting with LRALC from 2Commune, and were in the process of updating our website.</p> <p>They also recommend councils have a gov.uk email address (cost of £100 - paid via a government grant) – it was agreed to go ahead with this change. It was also suggested that all Councillors have a gov.uk email address.</p>	

	<p>Speed sign on the Oakham Road. The Clerk confirmed that she had completed all the necessary paperwork with Leicestershire County Council.</p> <p>Since the last PC meeting, work has been done to large trees and bushes in the layby and it transpires that there is a lamp post in the layby, which could be used to supply electricity to a new speed sign. The Clerk has consulted the households in the vicinity, including The Croft and Mr Rowell, no responses have been received. The Clerk has received a quotation from LCC to lay the cable from the lamp post to the proposed new post in the sum of £2,500. The cost of the new post is currently unknown (possibly around £800). The Clerk has also requested a new quotation for a “wired into a post” SID – this is still outstanding.</p> <p>The Clerk has received an email (11.08.24) concerning the £1m Community Grants Fund, and is hoping to attend the next parish liaison meeting at Harborough District Council on Tuesday 10th September to glean further information.</p> <p>If the Parish Council were to put in a bid for some money from this Fund, what would it be for, and how much would we ask for?</p> <p>There is also the new Police Commissioner’s Safety Fund launched 11.08.24 - £400K “to boost efforts to prevent crime and improve public safety over the next 12 months”. First round (£200k) opens 08.08.24 – individual grants up to value of £10k</p> <p>It was agreed to look at the costings for countdown signs (3 bars, 2 bars, 1bar).</p>	<p>Clerk to action</p> <p>Clerk to action</p> <p>Clerk to action</p> <p>Clerk to action</p>
53/24	<p>Parish Councillors’ Reports</p> <p>The “flashing” 30mph signs on the B6047 do not register speeds of over 40mph.</p> <p>It was also thought that agricultural vehicles exceed 30mph on Leicester Road – however, it was felt that the size of the vehicles made it seem that the vehicles were travelling at greater speed than they were.</p> <p>It was reported that the hedge on Hyde Lodge Road corner needs trimming, certainly in light of a recent fatality on the Oakham Road. Cllr. Ball to speak with the relevant land owner.</p> <p>It was noted that the road markings at the junction with the Church on Oakham Road had been repainted.</p>	<p>Cllr Ball to action</p>
54/24	<p>To receive and note future Agenda items from Committee Members.</p> <p>The data from the speed signs on the B6047 to be brought to the next Parish Council meeting as an Agenda item.</p>	<p>Cllr Crankshaw to action</p>

September 2024

	<p>The meeting concluded at 8.45 pm</p> <p>Signed: Chairman</p> <p>Date of next Meeting: 11.11.2024</p>	
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